

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, July 8, 2019 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
Mike Reynolds	Supervisor
Jacqueline Collier	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Jay Soriano	Operations Manager
Bruno Perez	VerdeGo Landscape
Jason Rodriguez	VerdeGo Landscape

FIRST ORDER OF BUSINESS

Call to Order

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Becca McCaffrey, 3162 Chestnut Ridge, stated the sign for Chestnut Ridge is not like the signs for the rest of the CDD. Does that fall on Chestnut Ridge or the CDD? Are there plans now that the development has been built out?

Mr. Soriano stated she's speaking of the sign that holds those six smaller signs that we left to the developer of the properties there. We handle the top of Chestnut Ridge and that one was refurbished last year. Where you see the new building, The Lady Bird, that's not our property and they have the rights to the signs. Where it says, "now selling", that's not for Chestnut Ridge; the Chestnut Ridge sign is above it.

Ms. McCaffrey asked so those properties that are underneath it, do they answer to the CDD?

Mr. Soriano stated no.

A resident asked are they POA?

Mr. Soriano stated no it's commercial and it's undeveloped property. We can ask them to change it but we can't force them to do anything.

Ms. McCaffrey asked is it for Regency?

Mr. Soriano stated no it's a private entity.

Ms. Debbie Ward, 3144 Chestnut Ridge, stated we had at one time gotten you guys to put up some private property signs across our pond and those signs are either grown over, taken down, or you can't see them anymore and I would like to have a few more signs put out there because we still have many trespassers. The sheriff's office is doing really good about running them off but sometimes they can't get there and these people throw trash and leave dead fish.

Mr. Soriano stated if you guys remember, we've dealt with signs before. We actually did that as a favor. If those signs disappear, then they disappear.

Ms. Ward asked so I can put signs up?

Mr. Soriano stated not on our property. The bank is the only thing that's ours. If you want to talk to Regency and Alliance, Alliance owns the property when you're looking at the pond; the vacant property on the right next to the Publix shopping center. As you go farther towards the highway that's AFI.

Ms. Ward asked AFI owns all the way from those woods?

Mr. Soriano stated yes to the back of the school and around the back of the pond.

Ms. Ward stated to the front of the road on Oakleaf? Okay I didn't know that.

Mr. Soriano stated we've discussed trying to get them to go ahead and give that to us. There are a lot of properties AFI owns around here.

Ms. Ward stated they said they'd give them to you.

Mr. Soriano stated legally it takes a little bit more than somebody saying we will give them to you.

Ms. Ward stated so I have to go to them to get a few more signs put up there. They've been working pretty good except for those few people that don't care.

Mr. Soriano stated those signs have been gone since about a month after we put them up.

Ms. Ward stated yes there are some more still but one of them is way up in a tree.

Mr. Soriano stated AFI put those up. We don't climb any trees. We put out the few that the sheriff's office gave us with their logo on it right by that dirt road that goes around the bank.

Ms. Ward asked could I get more of those and put them up?

Mr. Soriano stated I'm not going to go out and put more signs around the pond unless you legally should. With the trespassing it's a sheriff's issue and we're not going to police that pond.

Ms. Ward stated so I can get some from them and you guys would let me put them up?

Mr. Soriano stated I'd prefer they put them up.

Ms. Ward stated they would just give them to us. They won't put them up. Last time they gave them to you.

Mr. Morris stated if they secure the signs is there is an issue with them putting them up?

Mr. Soriano stated I'd feel a little more comfortable with the HOA putting them up. I have a liability issue with telling a resident they should be going back on that property. I can speak to the HOA president.

A resident stated I'm on the board.

Mr. Morris stated that would be better. From a liability perspective we can't say you guys can go back there. If you want to as a board, and since you're a board member of the HOA, secure those signs from the sheriff's office and then have somebody representing the HOA go back there that's fine.

Mr. Soriano stated I would keep them near the dirt road. Once you get off that's somebody else's private property. We would like to have all that in our name as the district but it's not ours yet.

Ms. Ward stated the AFI lawyers told me they'd dig a ditch and put a pole across it but it's never happened.

Mr. Soriano stated there is one on the Alliance property.

Ms. Ward stated Regency did that. Somebody made a new dirt road off of Oakleaf Plantation. There used to be a road that had a gate and I about had a heart attack three summers ago closing that in the heat but now they've made a new road and there's no gate. We just want to keep it safe and secure.

Mr. Soriano stated from what I'm hearing from you they're back on that property so they're not coming into the Chestnut Ridge property so right now there's not that much concern.

Ms. Ward stated before we had the sheriff's coming and going frequently they used to come around and cut through because we only have a fence that goes this far from the edge and one of the residents was clearing it out. The HOA stopped her from clearing it out because that would have given them clear access to come on our property and they already cut through those bushes and stuff and I'm home all day long lucky for the trespassers and I sit outside a lot and I usually catch and them and let them know they're trespassing and some of them are nice and some of them I have videos for the sheriff. There's a lot of activity over there.

Mr. Morris stated I understand.

Ms. Rachel Martorelli, 774 Mosswood Chase, stated last meeting you guys discussed turning the heat off in the pool in January and February and I'm totally cool with that but it's super hot in the adult only pool in the summer because unlike the kiddie pool, which has the fountains and things causing aeration there's nothing like that in the adult pool so I'm wondering if we can address that.

Mr. Soriano stated the pool was designed like that and they knew it was going to heat up more. Those little jets that come on at night and shoot up in the air take maybe a degree temperature away from that pool.

Ms. Martorelli asked could they stay on during the day?

Mr. Soriano stated yes, we've tried that before and we get complaints from lap swimmers. Right now with as hot as the temperature is that pool is going to be hot. When you make it a saltwater pool you can change the temperature variation easier than a fresh water pool. We've looked at water chillers in the past if you guys remember back when we were talking about the heaters we brought that idea up. It's just as expensive as a heater and I don't know that the usage warrants that. There is a big difference between these pools and that adult pool that just sits with the light just constantly beating on it where these get turned over a lot during the day because the front one has the slide and the kiddie pool has all the spray features.

Mr. Morris stated I don't think that's an option but the sprayers only affects maybe two lanes on either side doesn't it?

Mr. Soriano stated yes, about two or three. We can pull them in or out so you'll just have the couple lanes in the middle. The people who like to swim on the sides are usually the ones complaining. I was in there about a week ago before the swim meet last week and it was warm. This is a definitely a hotter summer than we've had in a long time. We can look at what's called water cannon. It's about the same as buying those little jets and it does a little better at bringing the temperature down about three degrees. It's basically a \$3,000 or \$4,000 motor that sits on the side and shoots up in the air. If you drive by Argyle Forest's pool you'll see that running and see these two big sprays going over the entire pool.

Mr. Morris asked if you turn it on at night what effect does it have during the day?

Mr. Soriano stated if you're running it 24 hours you're going to limit how low you can bring it. If you don't mind to spend more money you just buy more aerators or you can go to something like a chiller. The chillers look like A/C units and they would sit back where our heaters are. The water runs through them in a reverse fashion to take the heat away and cool the water and send it back out to the pool. Those are like \$10,000 a unit.

Mr. Morris stated I would say no. I think a great compromise would be to turn the existing equipment that we have on more and use it. The folks that use the pool for lapping can go to the center lanes.

Mr. Soriano stated we only have one or two serious lap swimmers. The rest are just floaters.

Ms. Ward asked could you just turn them on at certain times of the day?

Mr. Soriano stated that's what it is right now. It runs from 8:00 until about 6:30 or 7:00 in the morning so it runs throughout the night.

Mr. Steiner stated I was up to the pool this Friday and the adult pool was completely empty so it's the same situation that we've got with the heaters. Its usage is not high enough to warrant a large amount of reoccurring expenditures.

Mr. Soriano stated if I turn those on it's not really an added expense. It's a little electricity.

Mr. Steiner stated I'm talking about the water cannons and the coolers.

Mr. Swartz stated we need a couple of rain storms and that will cool it down. When we do have a swim meet it is terrible for those kids. Is it possible to dump the lights at night when it gets that hot?

Mr. Soriano stated that's 140,000 gallons. It's not going to make a dent. You'd have to have a big change for it to make a difference and that's where the higher dollar chillers come into play. A water cannon is not as expensive as the chillers and the nice part is I can use that on other things.

Mr. Swartz asked it's a mobile thing?

Mr. Soriano stated yes it looks like a filter you would have for your home pool on wheels that you roll out and one hose goes in the water and three or four horsepower sucks it in and shoots it out but like I said it only cools a couple degrees.

Mr. Swartz asked does this happen every year?

Mr. Soriano stated no, this is because of the heat. I think maybe six years ago is the last time I really got complaints that it was too hot. It is kind of uncomfortable. It feels like bath water. It's a large pool. These are real small and they turn over a lot and have a lot of movement.

Ms. Ward stated I go a lot and people rotate in and out all day long so people are swimming and moving the water.

Mr. Soriano stated the big chiller actually turns the pool over. It's got to have the equivalent of what's turning all of those thousands of gallons over four times a day through our filter system but on these pools not only do you have the filters but you have the slides with a 15 horsepower pump that pulls the water to the top and back down and the other pools you have two 10-horsepowers that shoot all of the jets everywhere so that adds to that movement so it's not just people splashing around. It's just the heat and there's only so much we can do without incurring a lot of extra costs.

Ms. Martorelli stated I wouldn't have asked for a chiller.

Mr. Soriano stated if we do continue to stay warm and we don't have a lot of rain or cooler days I might actually make it all the way into the end of November before we have to turn the heaters on this year, which will help out. A lot of times everybody wants that heater on as soon as we close these pools so this may allow us to go longer without hearing those complaints.

Mr. Steiner asked have you measured the temperature of the pool? Do we have an idea of what it's been running? The ocean is running 90 degrees.

Mr. Soriano stated it's going to be at least high 80s. When I was in there it felt like hot bath water.

Mr. Reynolds stated it was right about 94 this last weekend and when it rains it drops down right away.

Mr. Steiner stated one of the things to think about as a long-term solution would be to put some type of shade and that's expensive.

Mr. Soriano stated for a pool that size even if we get some way to even cover the edge if the center of the pool is not shaded we have to be able to do a cantilever or stretch it across that pool so that's going to be a high expense.

Mr. Steiner stated I understand but that's probably the main way you're going to be able to keep the temperature down is to block some of the sunlight.

Mr. Soriano stated we could look at a shade system like a shade sail and then I can remove it in the winter because then I want that sunlight so something more temporary would be a better choice if we're going to look at anything like that.

Ms. Martorelli stated that brings me to my second question. I was going to ask if we've ever looked at a shade sail for part of the pool, like maybe the bar part just to provide the kids with some shade.

Mr. Soriano stated no it was designed like that. I don't think 15 years ago they were doing that in a lot of pools. That was just the design of the pool. We have our reserve study and I wasn't looking for that yet but this next year a portion of that capital reserve amount there is \$45,000 for refurbishing of that spray ground area. We paint it every year but that is more for a full refurbishment and replacing parts and things like that so something like that can be looked at. I can't change the design of the actual spray feature at all. We can add shade on either side but I can't attach anything to the structure.

Ms. Martorelli stated I was talking about the swimming part, not the splash park. The one that is on the side.

Mr. Soriano stated you're talking about the adult pool.

Ms. Martorelli stated I'm talking about the kiddie pool area over to the left of where the spray is.

Mr. Soriano asked where you're walking in to where it's shallow?

Ms. Martorelli stated yes.

Mr. Soriano stated it would have to stay away from the pool. Anything we do in the pool to change the structure we have to go through the state for. We could always look at shade instead of spending all of the money towards refurbishment.

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

- A. Approval of the Minutes of the June 10, 2019 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated you are 100% collected on the assessments.

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

FOURTH ORDER OF BUSINESS **Acceptance of the Fiscal Year 2018 Audit Report**

Mr. Perry stated page one is the opinion letter by the independent auditors. The bottom of that page is basically what is referred to as a clean opinion, which is what you want to see in any audit report. We've had clean opinions here for the last 15 years so there's no issues in regards to the overall financials. Toward the back of the report on page 25 there is a report on internal control and about halfway through that page you'll see an opinion on that and during their testing they didn't find anything material that would lead them to expect weaknesses in internal control. Page 27 is compliance with the rules of the auditor general and that's in regards to investments of the district and qualified depository accounts. On page 29 is the management report and there is one finding in there. We're required annually to submit to the state a report on the depositories that the district has funds invested in. Even though all of them were invested in qualified depositories we had a change in personnel in our accountants and during that time they didn't file the report, it was picked up subsequently so there's an audit recommendation in findings in there so we've taken care of that. The only other thing is under item number two if you will recall there were reports previously in regards to reserve requirements of the debt and that has been straightened out so the recommendation has gone by the wayside. On page 30 is some additional compliance with the rules of the auditor general of the State of Florida and it basically says we're in compliance with specific items there. You accept the report, you don't approve it, because it is a report and it is the auditor's opinion.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the Fiscal Year 2018 audit report was accepted.

FIFTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2020 Budget

Mr. Perry stated this is just a placeholder. We still haven't made any additional changes to what has already been approved by the board. We will update the financials for the next meeting because at that time it's a night meeting and we will look to adopt the budget at that time. I still don't expect that we will have any major changes to the approved budget. We might tweak a little bit of the capital items that Jay was just talking about but we're still keeping assessments at the same level.

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 we do not have any events coming up this month. If you recall last year we talked about not planning any events for July because it's always the busiest month. We're already over-packed at the pools so adding in big parties or events makes it worse so we stay away from July, especially the weekend of the 4th. We have two events in August. One is planned for your sister district and the other is a dive-in movie here at your facility. We will be kind of busy in August. We have our back to school events in August. We have finished up our home swim meets for the swim team. Next we will have the high school practices here. Looking at your usage compared to last year it's pretty high. We do have some new houses and apartments that have opened up and we still have some that are being built so we do have a lot of new residents in your district but the other reason that number might be high is we have not been closed anywhere near what we were last year. Last year it was the typical Florida rain every day and we haven't gotten that until the last few weeks. Last year we had 60% downtime whereas this year we're at about 5% so that probably accounts for more of that higher usage

number. We had almost 11,000 people checking into the facilities throughout last month. You'll see there's almost 600 cards printed for residents for both districts and that's a lot.

Mr. Morris asked is the data collected as far as new versus replacement?

Mr. Soriano stated yes. Right above it you can see where we break everything down by owners and renters too. Rentals always stay a little high and not that we can do much about it but sometimes even with quick change overs we give out those free cards and we have some of those short term rentals where we will give out three cards a year to the same property and that's just part of the policies. If they're actually staying in the house and they've done all of the required parts as far as providing a drivers license and the lease we provide them with their new cards so that does go to that 575 all together and that budget line. We have a budget line added between the two districts of \$20,000 something for giving out free cards.

We are going to start working on the promenade this month.

Mr. Perez stated the irrigation work has been started.

Mr. Soriano asked do we have an idea or when we're going to get plantings in?

Mr. Perez stated toward the end of July, beginning of August.

Mr. Soriano stated I finally got a chance to work with Clay Electric on the lighting and we discovered a problem. Clay Electric's lights end at the start of Willowbrook and the end of the junior high as you go towards the ramp. Clay Electric does not own the big metal lights and I didn't realize that. That's FDOT and JEA so the ramp is owned by the state. The county does have a little bit of say in what can be done with the electricity out there so I'm trying to get them to help me but that falls under FDOT and JEA so for us to be able to tap into their electricity it might take a little longer for any kind of special approval. Clay Electric stops with that last black fiberglass pole just past the Whitfield entrance. Those would be the only ones we could tap into and it would be a lot of trenching. Everything else that they have back there, if you notice the big green boxes behind Willowbrook, that's all three phase power so if you run motors and things like that you can have fountains, but as far as lighting we can't get low enough voltage out of that so we won't be able to hook to any of those boxes. For them to install cable for a single-phase power out there we're looking at \$10,000 and it's going to be years because they're not planning anything like that so we're back to trenching and digging and trying to add onto Willowbrook or even going solar. I don't see a lot of easy work with FDOT. I'm going to try but they're usually not that cooperative.

Mr. Morris stated if we wanted it what would your recommendation be?

Mr. Soriano stated probably just for us to look at solar. It's going to be the easiest because we don't have to deal with anybody else.

Mr. Morris asked Bruno, have you guys had experience with that type of solar?

Mr. Perez stated no. Most everything we do is LED low voltage.

Mr. Soriano stated it will still be LED low voltage but the power source will be solar.

Mr. Swartz asked was the cost about \$5,000?

Mr. Soriano stated anywhere from \$5,000 to \$10,000. Before when I was looking at those solar setups the big thing was we were also looking at both sides. I just have a fear of putting it on the high school side because there's no protection. It's right out in the open where the kids are walking all around it and at least on the Willowbrook side we can hide it with the landscaping a little bit. If it's just on the Willowbrook side then it's a little less money than what I was planning before. If we're going to go that route I can keep trying to get with FDOT and JEA and maybe we can hook to those large aluminum poles that are out there but I don't see it being an easy route.

Mr. Morris stated yeah it sounds like a long process. I would concur with keeping it on the Willowbrook side, nothing on the high school side, and let's move toward the solar powered route.

Mr. Soriano stated okay I'll look at those and bring those back. The only other item I had was a quick discussion on policies. I've gotten a few complaints that people have to have their card to get into the pool or they're mad because they can't bring 10 guests at one time but we have our rules for a reason. The only valid complaint I've gotten this year is a bit of my mistake. A couple of years ago we voted on changing the way we did the guest pass. We gave everybody a break last year because of the timing of it but we informed everybody that the guest passes are getting cheaper and we also have cheaper packs you can buy, not the \$60 pack but the one downfall to that was holidays and weekends we were basically charging them twice so they pay \$1.50 more when they bring somebody on the weekend. I talked about when they buy those policies they're not going to be everlasting. Those old \$60 passes I've got some from 2008 and they haven't used a single one and every year we have to go in and put these in one at a time. Our system doesn't have a way to remember this so we're going through a 7,000 home database to plug these in so I wanted to get rid of that. We gave them time but I mentioned that

when they buy a new pack in say August or September at the end of the summer they would only have a month to use it because it runs out that year and I did want them to get at least a year. The way I worded it in the policies and what we voted on was it would end December 31st. I want to give them that calendar year so it would actually be December 31st of next year. I didn't want to just go in and change it without speaking to you guys first. I do want to give them time to use them but we're not going to make them last forever. Five guest passes is the smallest pack and it should be easy to use however you're going to get those cases where people buy them at the end of the year and they're shutting down the pools already so they can't bring their guests.

Mr. Swartz asked that five pack costs how much?

Mr. Soriano stated \$20 so that's the smallest one.

Mr. Steiner asked and basically your wording would be that the passes are valid for twelve months from the date of purchase?

Mr. Soriano stated no December 31st of the following calendar year. We can't go in by month; we don't have a way to do that.

Mr. Steiner stated what I was getting at is if I buy it in May then it's good for almost two years.

Mr. Soriano stated yes almost two summers. I can only go into that system when we reload the free twelve once a year. I can't go through 7,000 every month.

Mr. Swartz asked you won't have to reload them every year?

Mr. Soriano stated I will but that's what I'm trying to cut down on is how many I have to go into. That's why I don't want these everlasting passes. I want an expiration date but I want to give them the year. I don't want to stick them with just one month. We start closing the pools in the middle of August and go back to those alternating dates.

SEVENTH ORDER OF BUSINESS Audience Comments / Supervisors' Requests

Mr. Soriano will request estimates for removal of two damaged and dying oak trees across from the playground following a request from Mr. Steiner. Mr. Steiner also noted more weed removal was needed with the landscaping transition.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 19, 2019
at 6:00 p.m. at the Plantation Oaks
Amenity Center**

Mr. Perry stated our next regular meeting is going to be August 19th at 6:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman