

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, August 19, 2019 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Rocky Morris	Chairman
Michael Steiner	Vice Chairman
Rod Swartz	Supervisor
Mike Reynolds	Supervisor

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	Operations Manager
Bruno Perez	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**

There being none, the next item followed.

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

- A. **Approval of the Minutes of the July 8, 2019 Meeting**
- B. **Financial Statements**
- C. **Assessment Receipt Schedule**
- D. **Check Register**

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

FOURTH ORDER OF BUSINESS **Public Hearing to Adopt the Fiscal Year 2020 Budget**

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

Mr. Perry stated we've updated the budget for actuals through June 30th and the projections through September 30th. There have been no real changes to what was approved. There is no increase in assessments for this year. Because of operations this year we are looking at being favorable to budget, not only by about \$50,000 in the general fund but also almost \$178,000 in the recreation fund. We do show that we are looking at about \$500,000 in excess working capital surplus that once we close out this year we will look to transfer those funds in the reserve funds for capital projects so we're accumulating some dollars in those two funds year after year and from Jay being able to hold the budget down and also our pricing with the contractors. The last page of the budget talks about reserve fund balances and right above that in the middle you will see the funds that are available in regards to working capital and working capital surplus.

Mr. Steiner stated on page five under irrigation maintenance we're showing \$4,000 budgeted but we had an expenditure of \$11,000. I assume that was due to the damage that had been left?

Mr. Soriano stated yes when we changed over we ended up paying our new vendor rather than the old vendor.

Mr. Steiner asked so we're expecting to go back to the \$4,000 again?

Mr. Soriano stated right. Most of that work is now covered under the all-inclusive contract unless it's a large item. There will still be a line item for irrigation repair but it shouldn't be that large of a number.

Mr. Morris stated along that line, is there an opportunity for collection on that from the previous vendor?

Mr. Soriano stated if you recall we withheld that last payment.

Mr. Morris asked so that will offset?

Mr. Soriano stated yes.

Mr. Steiner stated on page six under amenity staff, are you planning to reduce costs? I didn't know if you were cutting staff or we have that big of a savings. We went from \$163,000 this year and we're projecting \$162,853 but we're only budgeting \$145,000.

Mr. Soriano stated we did adjust that. If you remember last year we were \$50,000 under and that was the change in the lifeguards. I didn't want to reduce it that much. In fact, this year we aren't going to save like we did last year because of the weather but we did reduce it a little

bit and we've combined all of those lines with lifeguards and fitness center front desk and we just made that one amenity staff and that's where we get that \$163,000 from, but yeah we're going to be under. I'm not cutting people or hours, it's just based on savings the last couple of years.

Mr. Steiner stated the other item was the gas heat for the pool. You bumped it up to \$20,000 and of course the projection is probably off unless we have another tank fill so we're still looking at \$27,000 but that was due to the extreme weather?

Mr. Soriano stated yeah looking at this year I'm hoping if we have a long hot summer that we won't have to heat right away. We did have that pool open a lot this last year and we really didn't have any downtime whatsoever as far as us keeping it open and heated daily so I thought we would be under \$27,000.

Mr. Steiner stated I was only concerned it was reduced too much.

Mr. Soriano stated we will look at it again. If we're at \$22,000 or \$23,000 I don't think we're going to be that far out but we also did talk last year about adjusting some of those times due to usage. That's one more thing we may want to address come December.

Mr. Steiner asked so you're comfortable with the \$20,000?

Mr. Soriano stated yes. Not only that but I was also starting to get a little low on other areas of the budget.

Mr. Swartz stated the confusing part is you've got \$7,500 projected in the next three months but we're not spending anything.

Mr. Steiner stated I'm basing it on the \$27,700, but we were off by \$24,000 last year so that's why I want to make sure we're a little more reasonable in what we expect.

Mr. Soriano stated other than last year most years we were at \$12,000. \$10,000 I think was our lowest and one year was \$15,000 so we're higher than we've been in the past.

Mr. Morris stated under the descriptions of revenues we've got this cost share agreement with South Village. I'm assuming that's offset our landscape contract price?

Mr. Soriano stated yes because of their entryway.

Mr. Morris stated and then under interest income and revenues on page 16 I'm seeing this projection of roughly \$46,000 and in our 2020 budget we've got \$5,000. I'm not complaining about this year's revenue but I am curious about the drop. I know we've got the item coming up about investment possibly in Florida Prime.

Mr. Perry stated yes but that doesn't apply to this. Those are funds in regards to dollars invested with the trustee. Most of it is for the debt service reserve fund. I will have to look at that though because I don't know why offhand. It doesn't change any of your assessments because any excess revenues in that fund will flow through first to some construction funds possibly.

A. Consideration of Resolution 2019-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2020

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor Resolution, 2019-06, relating to annual appropriations and adopting the budget for Fiscal Year 2020 was approved.

A resident asked is there no improvement schedule for 2020? I know in some of the past meetings we've discussed some picnic tables out behind the pools and other small improvements. Is that not something that would be reflected in the budget?

Mr. Soriano stated it is reflected in there. There's a repair and replacement line and that's where that goes through. Any large items I still have to bring to the Board to get them approved so if we want to get a bench or picnic table approved that costs \$4,000 and I have \$7,000 in my repairs and replacements I still have to bring it to them.

A resident asked so would that change the budget then?

Mr. Soriano stated no everything is in that budget already. If we want to start doubling or tripling how much I spend that would change the budget, however most things that these guys would normally address we have reserves so if we decide we want to spend \$20,000 that I hadn't planned on for this next year we could do that with what's in our budget.

A resident stated I like the sound of benches. I know they're not cheap but like you said if it's \$4,000 a bench, \$7,000 is not going to get us very far so that's my only comment.

B. Consideration of Resolution 2019-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2020

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor Resolution 2019-07, imposing special assessments and certifying an assessment roll for Fiscal Year 2020 was approved.

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

FIFTH ORDER OF BUSINESS

**Consideration of Florida Prime
Authorizing Resolution**

Mr. Perry stated several years ago we had excess funds that were invested with Florida Prime State Board of Administration and we ended that relationship when there were some issues with the state. Since that time there are probably 98% of the counties and cities in the State of Florida that have gone back and invested in that. They do have a little bit better return rates in regards to our investments so we're looking for the board to consider approving a resolution that would allow us to transfer funds into the State Board of Administration.

Mr. Reynolds asked transfer the funds from where?

Mr. Perry stated they money right now is in our capital projects/reserve fund. I think it's like \$900,000.

Mr. Reynolds asked so this is money that's just sitting? It's not doing anything?

Mr. Perry stated it's earning interest now but with not as a favorable rate so this just gives us some options. We're doing this with almost all of our districts right now. I don't expect we're going to get double and triple the rate but it is a little better.

Mr. Reynolds stated I'm good with that.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the Florida Prime authorizing resolution was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated we have been working with Jim's office on a number of districts where we have our comprehensive rules of procedure that govern everything from meetings to appropriations to how we do our audits and everything else and as I always say, that's probably 85% based on statute and 15% best practices, but every three or four years as you've seen all of the statutory changes that we update the board on we like to go back through those rules of procedure and make sure they're updated and current based on all of the changes to the statutes and we're at that point again. We have gone through the entire rules of procedure in-house in my office so we will be circulating all of those to Jim's office and when we amend those we have to go through a hearing, which is our rulemaking hearing, which you've seen a time or

two but when we circulate that we will have a memorandum that outlines all of the changes with the redline and everything else so you can see every word that's going to change but if you have any questions when you see that let me know and we will get that hearing set up and have that at a subsequent meeting later this year.

B. District Engineer

There being none, the next item followed.

C. District Manager – Discussion of the Fiscal Year 2020 Meeting Schedule

Mr. Perry stated we made some notes on this. We proposed keeping the October 14th meeting, even though it's Columbus Day unless you have some desire not to have a meeting that day. The November meeting we would like to move that to the 4th instead of the second Monday, which is Veteran's Day. We also have our night meetings in March and August.

On MOTION by Mr. Swartz seconded by Mr. Morris with all in favor the Fiscal Year 2020 meeting schedule was approved as presented.

D. Operations Manager – Report

Mr. Soriano stated we had our Back to School party at the pool and the kids are now back in school so our pool schedules have changed a bit to that alternating day schedule between here and your sister district. Today Double Branch is open and you guys are closed. Tomorrow you will be open and we will go back and forth and then Friday, Saturday and Sunday both pools are open. The next community event we have is here, the dive in coming up this week. An email just went out today to remind people. We've only got a couple of registrations but it's typically all last minute registrations for that event. This will be the last event at the pools and we will go to the events that are held at the multi-use soccer field area at Double Branch. In September we have a couple of events: our fall garage sale, which we will put all the signs out for and advertise and then also our camp out, which is usually scheduled for the end of September when hopefully it will be a little cooler. I wanted to mention the high school swim team is in practice. We will post the meet dates at the adult pool so everybody knows what days to stay away from, although the high school meets are not that big of an event. It's not the same commotion that we have for our recreational program.

You'll see our usage is pretty high; this is from last month. This last month we got the most rain we've had all summer but it still wasn't much compared to years past so that keeps

that number up high along with the fact there are quite a few new families in the neighborhood, especially on this side.

I wanted to go over a couple of items on the operations and maintenance side. We wanted to show a little bit of movement on the promenade work by this meeting but we've got some issues. One is that you are down a well that operates this area so we had to push that off. Hopefully that will be up and running this week. That is damage from the lightning. As long as that is up and running we can put in plants and trees but I was worried about how long it would take and if it ended up being dry I don't want them spending money to put trees in and then having to replace them if they die. We need to be able to water them when we first install so we did have to push it off but we should see that this week because our well guy is coming Wednesday. I will let you know as far as cost, but when it comes to lightning damage this was kind of an emergency repair because we need that well. There's really no way to get around having irrigation at the amenity center. That one runs everything out here. It's not on here, but as I mentioned lightning I do want to let you know this building was hit again this last Thursday. You'll see our four little clay pots and if you remember last year one was taken out by lightning and we had two left so one more is missing up on this side. The building is doing what it's supposed to do. We are grounded and almost every peak you can see a lightning rod and there are grounding rods that go through the building so if lightning does hit it, it won't catch on fire but we do lose a lot of electronics when that happens so we lost a couple computers, a router, some small items like WIFI adapters and the larger items like a fire panel that's going to need to be replaced. I don't know a cost on that yet because they haven't found a replacement part. It is an old panel and it's been here since the building was built almost 15 years ago. The biggest issue with that is the fire panel shuts down the A/C unit but right now it's not bad. The elevator does not work right now. This ended up being a small sensor that was taken out. Luckily that's all it was so this will be lower cost. If you remember last year a lightning storm caused about \$20,000 worth of damage for that elevator. The lightning suppression does do it's job as far as the building is concerned but we do lose a lot of little components and it caused a lot of work for me this weekend to get this stuff up and running so we could still check people in to the pools and fitness centers and the staff was still able to do their work. The A/C and elevator not working caused a lot of complaints on Sunday but we did

try to get everything up that we could. I'll be able to report when I have better numbers on the fire panel and well.

Mr. Morris stated you mentioned earlier about inventorying some of the little switches and different things. Are there other items you learned from this that might be good to shelve?

Mr. Soriano stated there are and after being here for years I've noticed there are a lot of things that we lost like Ethernet switches. What tends to happen is either the whole switch fries, or you lose the port it's on so I keep those stocked in my office. Double Branch just lost a fire panel about two weeks ago and it cost about \$3,000. There are only so many things I can shelve but even for our access control, those magnet boards, I keep extra now. Whenever we swap anything out that's not working right I make the vendors give me the stuff so I can check it out and if there's anything I can use on it, I keep it and shelve for the next time something happens. For instance, the tennis Comcast router is actually housed in this building and it has about a 600-foot run to that tennis building. The only way we could get the internet from here to there you can't go by Ethernet because you'll lose the signal at 600-feet so we have to use an adapter so on each end there's a little device that switches the signal so it can run across 600-feet of cable and with those two low voltage devices if we get a lightning strike one of them usually dies so over the years I've kept whichever one is good. I did have to buy a new adapter this time. His was working but the one in this building is the one that got fried. The problem with keeping some of those higher dollar items, like \$500 or \$1,000, is I hate to spend the money if I'm here for ten more years and I don't use it but right now there's a lot of times there's a \$100 router sitting here waiting for one of these to go out. It just makes it so much quicker and we don't have to wait around.

The only other open item was the discussion on the lighting on Willowbrook. This company is called Earth Tech. That is what the solar device would look like. I did tell you I would talk to the county. The county owns the very large silver light poles there going to the ramp, however they don't deal with them, that's FDOT so they wouldn't give me permission to tap into them and everybody I contacted at FDOT doesn't know who I would talk to in order to get permission so that would be the only other option and I don't really see that happening so I think we're stuck with the solar. We can't go the Clay Electric route because the only box that is out there is that big green box by the Willowbrook fence and it's all three-phase power so they don't have single phase power out there to run the lights, let alone to transfer down to 12-

volt LED lighting. This set up here, the design for these are actually to light signs. My problem right now is trying to get it set up so I can get enough batteries for a control panel to handle up lighting those 14 trees if we want to do that. There would be one or two little bullet lights on each tree but now you're talking about 28 lights compared to just two or three. I have to be able to handle all of the amps, and about a four or five foot run of wiring so they're getting their electrical engineer to find out exactly how many batteries they want to charge me for. The set up that you see here next to that sign is a \$6,000 set up for everything so that's the cost I'm looking at right now approximately. They have multiple 140-amp batteries in there and like I said they are 3-watt lights so they don't draw much amperage and we also don't have to run the trees all night long. For a sign I could see because people are coming into the community and you want them to see it if they're coming in at 2:00 in the morning but for trees we could run the lights until 11:00 or 12:00 at night and have the timer turn them off until the morning. I'm hoping it will stay around that \$6,000 that they have.

Mr. Morris asked so are these bullet lights exposed or flush?

Mr. Soriano stated they're exposed. You could actually get some for your home on stakes in a smaller cheaper design. These would be cast aluminum so they're a little more durable.

Mr. Morris asked are they brighter? The ones I've seen on homes don't seem to be too bright.

Mr. Soriano stated we could get them brighter. The brighter we get the more power I use. We can get a 5-watt or 7-watt and they would be even brighter but if you've been out here at night and seen the up lighting on the palm trees those are 3-watt lights so they're pretty bright. If we want something brighter like a flood light we could get as high as ten watts. To get 28 of them I would need a lot more batteries. The batteries for these things can cost as much as \$500 so when we get five or six of these things that's where the cost starts to add up.

Mr. Swartz stated let's remember, this is Florida so with those batteries we will be lucky if they last five years.

Mr. Soriano stated yes but with the solar we do get that savings. In fact we're not paying month to month for anything, but the cost on the maintenance side is high on replacing something like batteries or even a controller. Hopefully we won't have to deal with anything until five or ten years down the road.

Mr. Reynolds stated if this is only for aesthetics why are we spending this money?

Mr. Swartz stated it's what we do; we spend money to make the place look pretty but we have to weight those costs.

Mr. Morris stated it increases property values and people want to live here.

Mr. Reynolds stated it just seems like something that is going to get destroyed very quickly.

Mr. Swartz stated that's my concern too. Over by the high school and junior high we've had that fence knocked down so many times.

Mr. Soriano stated if it makes you feel any better the fence hasn't been knocked out in quite a while now that all of the homes are occupied.

Mr. Swartz stated I'm still seeing the fence over by the Cottages being knocked out and they're fully built.

Mr. Morris stated so it's a single panel as we see here in the picture, about six feet high or so. Where would you propose putting that?

Mr. Soriano stated it's going to go closer to the ramp side. We have two islands where there are hedges and grasses and I could put it behind them so you won't actually see it. In between those two islands we have all of the oak trees. All together there are about 14 of them stretching from the entry of Willowbrook to the end where the ramp is.

Mr. Steiner stated the biggest concern I have is it's a target for vandalism but that's the fact of life around here. You're talking about putting it behind the hedges where nobody will see it but do you have a clear shot at sunlight for a long period of the day?

Mr. Soriano stated the oaks are farther out by the road and these would go back by those pine trees. The pine trees are full grown so we would be able to locate an area where they're not getting a lot of shade. The design for this company says once the batteries are fully charged they can go up to 48 hours with no light whatsoever and still hold so that's another part of it is the technology and whoever can make their solar power supply last longer. I'm sure if we spent more money we might be able to get another day or two out of it but we have a lot of light out there.

Mr. Steiner asked so what is the total cost of this project?

Mr. Soriano stated right now it is \$6,000. The bullet lights are about \$50 each and there's 28 and then labor is the last thing but once I decide what we want I can figure out labor because that will be our department.

Mr. Morris stated so \$7,500 for this and the lights, without labor?

Mr. Soriano stated yes. With low voltage the nice part is it's not deep trenching. For low voltage code is six inches but you are talking about running four or five hundred feet from the Willowbrook entrance all the way to the ramp.

Mr. Morris stated so as a reminder I had brought this up a few months ago. When you come across phase one you see the oaks and I think it's an attractive entrance. Historically that has been a place where it's got the lights and so forth and as you came over into phase two we've done all of this clear cutting for Willowbrook and the high school and so forth and we took out that long canopy of oak trees on either side and it appeared as if you were coming into a completely detached community than that of phase one so I thought to beautify this, why not add some landscape lighting for nighttime driving. I like the idea of there not being continued monthly costs per say. There is the maintenance and expense down the road of battery replacement and so forth but I love the idea of lighting up the place.

Mr. Soriano stated if the big concern is the cost on lighting just a section of landscaping I could continue to badger at DOT and Clay County. It took over a year for us to get the plans approved for landscaping. In fact, the landscape company when we first put that ramp up had a lot of trouble trying to get irrigation put in because they didn't want any erosion around that ramp so they are kind of tough to deal with but if we were to get that approved and we can actually tackle the lights there's not a lot of install costs whatsoever.

Mr. Reynolds stated there's a lot less chance of parts being broken or worn out. Solar panels are expensive and they don't last. Batteries are expensive and they don't last.

Mr. Swartz stated you're talking \$400 or \$500 a battery and right now you're thinking you need three of them?

Mr. Soriano stated it could be four or five.

Mr. Steiner asked can I propose that we take another 30 days to at least go make another run at DOT?

Mr. Soriano stated if there's not a concern on time I can badger them every month if I have to and eventually they will tell us something.

Mr. Steiner stated initially that was the plan we went with because it was the one that would give us the most bang for the buck and reduce what our costs would be.

Mr. Soriano stated yes it's by far the easiest and have a lot less labor with that.

Mr. Swartz asked did we give up on trying to connect and deal with the Willowbrook POA?

Mr. Soriano stated we can still tap into theirs but the problem is not only would we have to do a shared use contract with them but we still have to jet underneath that large driveway. Their meter is on the other side of the landscaped area so we're still going to incur costs there. Just to jet underneath that is going to be about \$1,500 or \$1,600.

Mr. Steiner stated the big concern there was the fact that the current board approves it but they could change officers every year.

Mr. Swartz stated I think we're being a little over dramatic on that. They want it to look pretty like we want it to look pretty.

Mr. Steiner stated granted yes, you put \$1,700 in jetting underneath that, but it's a one-time thing and it's done. Let's face it, I've been fighting the promenade and we approved it in February and we've gone from going to start the week after 4th of July and the plants are coming in the end of July and it's now the middle of August and the only thing I have out there are yellow flags.

Mr. Perez stated you will see prep out there starting tomorrow. They were here today working on the park because there is a contractor that needs to come do some sidewalk but they will be here tomorrow.

Mr. Soriano stated if we're not worried about timing I can go back to FDOT every month.

Mr. Steiner stated I don't want to push it off forever, it's unfair to do that but you've got two potential options there. If the Willowbrook tie-in is feasible that's a one-time cost.

Mr. Soriano stated why don't we put a deadline on it then and say if we don't get an answer from FDOT and Clay County but a certain date then we just go back to Willowbrook and say let's write up a contract so we can tap into your power.

Mr. Steiner asked can you work both?

Mr. Soriano stated yeah I can start working with them and tell them we're still trying to get with FDOT. That was the president that was here so she knows.

Mr. Steiner stated it's going to make a linear process if we wait until we get done over here before we talk to Willowbrook. Whoever gives in first.

Mr. Swartz stated she was already here at the meeting and said we could tap into Willowbrook. Do you have any idea what they charge or just give you permission and that's all it is?

Mr. Soriano stated that's my concern is whether they're going to allow me to use my electrician or say no, they're our lights we have to do the work.

Mr. Swartz stated I think we're also showing that we as a board can work with our neighbors here and this is something that if we don't do this we're almost saying we don't like to work with our neighbors.

Mr. Steiner stated all I'm saying is if you can get a cooperative agreement, fine. This was one person on the board.

Mr. Morris stated I had spoken with her and the other board members and they were in agreement.

Mr. Swartz stated why don't we give them 30 more days.

Mr. Perry stated I would suggest that you don't go the state route just because even if you can get an agreement is probably has terms that are not going to be favorable to the district from my experience.

Mr. Morris stated just pursue the shared agreement.

Mr. Soriano stated Jason would be drawing up the agreement and we have one with Cambridge for use of our poles so we've done that before. I can bring back designs and that's a lot easier for me to come up with costs for labor and stuff like that.

There's one other item that has to do with staffing. One plan that I had last year but I didn't come to you guys. We did save a lot of money with changing over lifeguards but this is my first full year with handling all of the staff. One thing I'd like to do with the lifeguards that's done in a lot of facilities with seasonal employment is things like incentive checks or bonuses for the end of the year. Giving these kids that work really hard and stuck it out and didn't leave early a check at the end of the year. It might be \$100. I talked to the aquatics director about giving them a grading scale so not everybody would get the full \$100 check. Let's say they do an annual review and this is a guard that really didn't do well and may not be

coming back, they may get half the check, or even less, but \$100 is what I was looking at for a maximum. I have 45 guards so total I was looking at \$4,500 at the most.

Mr. Morris stated I like that.

Mr. Soriano stated we've talked about doing other things like this and talked about giving our full-time people a week off and we did that this winter that would cover sick time and vacation time, but our employees are district employees. We don't really have benefits so things like this help.

Mr. Morris stated I think most of them are residents anyway. I like that.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor an amount not to exceed \$4,500 for lifeguard bonuses was approved.

Mr. Steiner stated I'd like to go back over some of the landscaping stuff. At the last meeting we talked about getting estimates for the tree removal out here.

Mr. Soriano stated I did and I went ahead and approved it already. We got two estimates and both of them were under my amount so I had them take out the one and since it was a low enough dollar amount I am holding onto the playground one. If it's at the discretionary amount now as we whittle it away over the next year or two some more I do want to take out one branch that reaches out close to the playground but the rest of the tree is far enough away and it is a healthier tree. It's more hollow than the other tree but it grows. Like I said, the cost is low enough so I will take care of it if we get to that point.

Mr. Steiner stated there's another dead tree down by the Villages. It's on the Parkway.

Mr. Soriano asked a small oak?

Mr. Steiner stated yes and it's been that way for a while. I think at first there were a couple of green leaves on it but they're gone now.

Mr. Soriano stated I think that's one we can knock over.

Mr. Steiner stated one of the things you and I have been hearing as well as probably some of the other board members have been concerns about how the landscaping looks unkempt as compared to where we were shaping plants and trimming hedges to be squared off and all of this kind of stuff that we've changed what was in our landscaping contract to no longer do that type of cut back. It might be worthwhile to do like Jacksonville Zoo did with a

lot of their areas. They put out word that we're not ignoring it, this is a recommended way of dealing with these trees and they will look unkempt for a while until they get fully grown out. If you walk by the azaleas they've got shoots that are sticking up and when you walk along the hedges the growth is coming back but you don't get 100% equal growth coming. We shaped up a lot of the holly trees and what have you to be in cones and I assume that is stopping. If that's the position that is being taken it might be good to let the residents know it's not being ignored, there's a change in the way we're maintaining. I'm constantly fielding questions of why are we letting things go and I've tried to explain it. Our crape myrtles look great down the causeway but you get down here and look at areas that were always trimmed and had sharp edges on them and were really quite photogenic now look like it's been ignored. Just a suggestion. The only other thing would be throughout the azaleas out here we've got an awful lot of dead plants and either they need to be taken out and left empty until we get replacement or something but to me it looks like we've given up on landscaping this area out here.

Mr. Soriano stated it's not shaping, it's that we're not cutting every week. Our contract has always said that but you have guidelines not to do that so we can still shape them but we let them grow so if you notice the mushroom caps start to grow out. We will let them grow and we trim them three or four times during the year to still make them a mushroom cap but you're not going to trim them hard every week and that's what they were done before and it also made it easier on them for weeding.

Mr. Steiner stated it gives the appearance that we and our landscaper are ignoring the property and might be wise if we changed some of that to where the looks are going to be something that we will see that the growth pattern is not going to be consistent just to lighten up the load on some of it.

Mr. Perez stated we could go through and tip some shrubs if there's any inconsistent growth.

Mr. Steiner stated you look out here and you can see it. The grand lawn is getting ragged along the edge. I know you guys came through and took out a lot of the weeds that were along that area but five feet further down in front of Cambridge there are clearly weeds coming out of some of that grass and if it's not part of that plant it needs to come out, especially if it's four-foot tall within the plant. I'm sorry I was impatient about where you did the poisoning on the weeds and azaleas and at first it looked like the azaleas were burned out. They do look

better. It was just a shock to walk out there and where we had weeds grown up all the sudden there were big burn spots in all of the azaleas.

Mr. Reynolds asked Mr. Soriano a question, which was inaudible.

Mr. Soriano stated there were two that I emailed you guys about. One was a family on the other side that brought in some guests and then wanted to leave and they told her she couldn't leave. She tried again later to leave and they told her you can't leave your guests here, they have to stay with you so then she claimed she had to go to her car to get something and then drove away. We gave her a few minutes and then we asked her guests to leave and that made her pretty upset and she came back and started yelling at everybody and was making a big scene to where I could actually hear her in my office so I came out to talk to her. I was just driving back there to get some stuff from my storage unit office there so I could work over here because I was working on your spray ground and while I'm working she comes over here to try to get into this pool after she was kicked out of the other pool so I told her she couldn't be here either. I was being nice at that time and letting her know just to leave today and she could come back tomorrow and I'm not taking access or anything but you can't be here. You've broken the rules and yelled at everybody and treated staff horribly. She finally left after refusing a couple times and I explained if she refused she would be trespassed and then a little while later her angry mother came up and started cussing out the staff at Double Branch and making threats and also putting out racial claims so because of the threats and cussing from Mom I went ahead and took access from everybody and turned their cards. Dad also called and yelled at me and told me I was unprofessional for following his daughter over here. I explained to him what was going on and he was still mad at me. I took his access temporarily just because I wanted him to come in with the family and explain themselves, although he wasn't part of the original action so he could get his card turned back on. They didn't show up at your sister district meeting. They are residents over there. I sent a letter to them saying they can always attend next month's meeting if they want to plead their case and get their access back but I don't see that happening. The second that I had sent you was a lady that was here. She actually started at Double Branch and it was explained to her that she can't have her child with her at the fitness center. Over there we don't even have a room for them to go into so it's adults only. She was mad about that so she had some choice words for the staff over there and the security guard was there with that staff person so there were witnesses. She comes over here

and does the same thing and takes her kid out onto the floor with her while she's working out and the staff explains to her that they have to be in another room. The child was six or seven, so a small child, and she decided it was her right to do whatever she wants and she wasn't listening to anybody so the staff person here went to get our adult supervisor at the pool and the adult supervisor came over to her to explain the rules and asked her to put her child in the child room and she got cussed at and called names so she told her they were going to call Clay County Sheriff's Office. She sat around and waited for the officer for a half hour or so and she was told by three different staff people here and a staff person over there the rules and that if they were to call the cops she would be trespassing if she doesn't leave and she refused. I also had two people in the fitness center that had given us statements because they were watching all of this happen. I did talk to the lady and she was honest for the most part. She said it didn't quite happen like that but everything she told me pretty much matched up with the witness statements and she understood. She was upset that it got that far, although it got that far because of her. She asked me what her options were now and I told her there's really no options. You can show up at a meeting and plead your case but if you're trespassed you can't get on the property for two years and that's Clay County's limits now.

Mr. Morris stated yes it's out of our hands. She's the one who chose to wait for 30 minutes.

Mr. Soriano stated it makes it easier and the officers explained that to her that it no longer falls on you guys on having to decide should we take access for a year or whatever. I haven't heard from her since. It's been a tough summer for staff here.

Mr. Swartz stated we had previously talked about some sort of shade structure over on the pool deck by the competition pool. Did you look at that?

Mr. Soriano stated I'm looking at prices for shade sails. I have a couple areas we could put them I just don't know on that deck how close I'll be able to get because I have to put poles in the ground but I'll bring back some of the ideas I have for us to do during the off-season to help with shade and also over the next couple years we have to purchase the remaining replacement furniture. Your sister district went ahead and replaced all of their furniture this last month and it was \$20,000 to replace theirs. It just came in so I'm waiting for complaints that this side doesn't have all of their furniture and I explained that was going to happen, but you

guys have a lot more furniture out here. You guys have three or four times the amount of chairs that they have.

Mr. Swartz stated I hadn't noticed until a week or two ago the section that you had added pavers to, which looks great, but was it just a situation where you had pavers and wanted to do something with them?

Mr. Soriano stated no there were a couple problems. One, I needed more spacing for the chairs; especially these newer chairs once we get the nice green and white ones back there. The other problem is the people that sat right on top the lifeguard that was there and I wanted to be able to space that out so we had this odd cutout where the pavers stopped and then came in about 10-feet and curled around with the landscaping so all I did was extend it out. It was about two cubes of pavers. They don't quite match the same exact paver that was put in 15 years ago but after a couple of summers in the Florida sun they will look exactly like them. If you recall I did that with that space right there in the middle next to the step down area there used to be a giant palm tree and all of this landscaping in a big square and it was constantly mulch and mud everywhere on the deck so we capped all the irrigation there and put pavers over that, which gave us room for about 15 or 18 more lounge chairs.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – September 9, 2019 at 2:00 p.m. at the Plantation Oaks Amenity Center


Mr. Perry stated our next regular meeting is going to be September 9th at 2:00 p.m.

NINTH 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