

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, September 9, 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	Vice Chairman
Rod Swartz	Supervisor
Mike Reynolds	Supervisor
Jacqueline Collier	Supervisor

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel (by phone)
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 August 19, 2019 Meeting**
- B. **Financial Statements**
- C. **Assessment Receipt Schedule**
- D. **Check Register**

Mr. Perry stated we are 100% collected on the assessment receipts schedule.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Acceptance of the 2019 Annual Engineer’s Report

Mr. Perry stated Mr. Ma has done an engineer’s report, which is required by the trust indenture. This is pretty much the standard that you will see almost every year basically saying the condition of the items that were financed with the project bonds are in compliance and proper maintenance is being done on them.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the 2019 engineer’s report was accepted.

C. District Manager

1. **Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY20**
2. **Consideration of Work Authorization #2 for General Maintenance Services for FY20**
3. **Consideration of Work Authorization #3 for Aquatic and Athletic Manager Staff for FY20**
4. **Consideration of Work Authorization #4 for Professional Tennis Services for FY20**

Mr. Perry stated unfortunately I couldn’t get the work authorizations done last week so I’m going to defer those to next meeting. They are going to be in the same format and I think there might have been one that had an adjustment to some of the allocations but there are no material changes.

Mr. Morris stated being that there are no material changes to it and perhaps to expedite things if all are in favor if you want to just forward those to me I can do that via email rather than defer.

Mr. Swartz asked what is the scope of the work?

Mr. Perry stated the first one is onsite management and maintenance contract, which includes Jay and the hourly rates and I know those didn’t change. The second one I think might be for janitorial. The third one is the aquatic and athletic managers that are here because if you remember those are still GMS employees, not District employees and then the last one is for the tennis services. He is a GMS employee also.

On MOTION by Mr. Swartz seconded by Mr. Steiner with all in favor GMS Work Authorization numbers one through three were approved in substantial form with final approval by the Chair.

D. Operations Manager – Report

Mr. Soriano stated I apologize. Due to the timing of our storm I didn't get the reports to Courtney to get them into your packets. We had our last dive-in move of the summer this past month and we had close to about 150 people here. I was really surprised because kids are back in school but it was pretty packed and everybody enjoyed themselves. Now we're going to get back to the Movies on the Green over at your sister district and those types of events that we do in the off-season. The next big event will be the Camp Out at the end of September over at your sister district on the multi-use fields. We do have a garage sale but I've changed the date because of the storm. We didn't advertise, stick our signs or put anything on Facebook so we changed the date from this past weekend to this weekend coming up so the maintenance guys will go around starting Thursday to put signs out.

Our pool schedule has stepped down a little bit more again and we start closing a little earlier and we also don't have the slides during the week so we start cutting back on the lifeguards that we have at the pools and we go to pool monitors. We did have this for the last few years but then we opted to have the lifeguards on anyway even though the schedule stated we wouldn't have them for fear that people would show up wanting to use the slide and if you remember last year people still didn't show up. We will get one or two parents here or there that want to come in and use the slide but that's it. October we will cut back to weekends only.

You'll see our facility usage is still really high. Not only do we have a lot more people in the neighborhood but we also have 97 degree heat kind of late into the year so there are still people coming to use the pool, just not as many as when kids aren't in school.

Most of the maintenance items for this last month had to do with repairs to this building and facility grounds because of lightning damage. Almost everything is back up and running. I'll have to check out the elevator for you. That was one of the things that was taken out but it's been fixed so as far as I know for the last week we did have rentals in here this past weekend and they didn't have issues so I'll check that out. Our pump guy got everything in the day before we cleared everybody out for the storm so he was out there working in the rain and he

did a lot of work. The old well and pump, when it fried from that lightning storm it actually melted the pipe that drops down into the well so he had to do some fishing about 150 feet down and it took him most of the week to fish this pump up. I'm glad he really wanted to do the work and he was actually getting excited about making his own tools to try to fish this thing out and I think he was proud of himself when it was done but it was a big job because the next step is he had to basically dig another well. We do have that well back now as of the end of last week.

Mr. Swartz asked is this the one we've been talking about on the side of the road here?

Mr. Soriano stated no this one is here at the amenity center. The one on the side of the road was done this last year. This is the one that runs all of the grounds for the amenity center. Unless there are any questions on these maintenance items, that's it for me. It's been a pretty quiet month because for about two weeks we got taken out from the storm; one week prepping and one week waiting for it to get here.

Mr. Steiner asked do we have a timeframe on removal of that dead oak that's been hanging around out there for three months?

Mr. Perez stated I just talked to him and he's backed up a couple weeks with storm stuff so it's still on his docket to get it done. I will call him again and confirm.

Mr. Steiner asked can your guys do it or do we have to have tree removal? There's a pine just outside the entrance that goes to the walkway.

Mr. Swartz asked are you talking about the boardwalk?

Mr. Steiner stated yes. There's a pine back in the grove out here next to the sidewalk and it's been topped evidently because of the wind and another big chunk has come down now. Mr. Soriano stated if it's not in an area where I'm concerned it's going to come down on somebody or on the roads.

Mr. Steiner stated well these pieces that came down are lying next to the sidewalk and there's maybe 15 or 20-feet of it left.

Mr. Soriano stated yeah we could probably do that. I'll have to shut down the sidewalk so nobody is walking by while we're out there working but we can take care of it.

Mr. Perez stated just let me know when you're going to knock it down and we can drag it off with the truck.

Mr. Steiner asked did you also include or were you able to get that oak (along the Parkway)? I haven't been up that way so I didn't notice it.

Mr. Soriano stated the little oak is gone.

Mr. Steiner stated now that the well is back and the storm has passed are we going to start doing some planting along the promenade?

Mr. Perez stated by the end of the week I will have Jay a date on when we will be getting everything here and then we will share it with you.

Mr. Steiner stated I already mentioned it to Bruno but I will mention it to you, I brought up the grand lawn at the last meeting and they have gone out and it looks nice and trimmed but you might want to take a look at some of the other hedges. I'm not sure that this cutting schedule is really what we need.

Mr. Morris asked or lack of?

Mr. Steiner stated well they're doing the cutting but it would be nice if the plants grew uniformly but when you go two or three weeks or whatever the cycle is you get a lot of raggedness towards the end and it takes away from the looks of this place and this is supposed to be our show place. There may have been some ramifications that we weren't aware of with that cutting schedule.

Mr. Soriano stated we could go back to cutting every week but it does more trauma to the plants and in the past we have lost a lot of hedges that just didn't grow well and they're growing better now. Right now it's only quarterly so it is only every three months that I want to do a light cutting and that's still actually a little bit more than what you guys have said we should be doing but that's to get rid of that raggedness. That way we're not doing it every week like we were before.

Mr. Steiner stated I was just bringing it up because when I notice it, it's getting to be an issue because I'm not up this way that often. If I come up right after these guys have done the cutting it looks great. Right now the mushroom caps out here look great because they were out here cutting but we talked about this being our focal point here and we have weddings and they take photos and all that other stuff. It might be something that needs to be considered if not this year, next year.

Mr. Soriano stated we could go either way. With the last group one thing we had to worry about was when we moved plants we weren't getting plants in a timely fashion. A lot of

times when they do new installs I have to stay on top of them. We replaced a lot of plants out there in front of Willowbrook because of warranty issues so I'd sit there and count up how many replaced and how old they were. If they got to the end of the year we would have to pull some and you can actually tell the ones that were replaced out there right before R&D left because they're small and you can see these larger hedges next to them. Those were the ones that just dying and weren't making it so I made them pull them and replace them. So far I haven't had a problem with any of the plants that they've brought in. They start planting everything in the spring. We have the new entryways at Whitfield, Deerview and all of the stuff that is down here on the pool deck and everything is growing really good so I have a lot more confidence in their new installs than I did with the last group. We could go back to the cutting and if we see any issues with the hedges dying or anything like that we can change it then. It's actually written into the contract both ways to follow the UF standards, which says don't cut weekly and it says to trim bushes every week. They talked to me about it when they took over the contract and I trust that they know what they're talking about and like I said, I've seen it grow pretty well. It's not something that would increase costs because it's written in there that they should be doing it if we want to get back to that.

Mr. Steiner stated the suggestion I would make is if we have a three-month schedule now recommended by the university maybe we need to make it a month and a half. I've gotten a lot of concerned residents that have asked if we're just letting the stuff grow and I mentioned that at the last meeting and I think in a lot of cases they're right. It does look like it's being under kept and that's not because of what the landscapers are doing it's the way we're telling them we want it done. Some places like this up here I think we want it looking as pristine as possible because it does bring in revenue for us and helps keep the amenity costs down. As long as the board agrees, fine but this is just my opinion.

Mr. Morris stated yes I think it's a compromise.

Mr. Reynolds stated if we're doing 90 days now I don't see anything wrong with going to six weeks.

Mr. Soriano stated we could do it every other month. That's a big difference from every week.

Mr. Steiner stated and it doesn't have to be everything in the whole community. This area and the grand lawn are areas we rent.

Mr. Soriano stated this contract was written a long time ago so that's kind of where the understanding was years ago that they wanted it to look grand because they're trying to really sell everything and get everybody moving into this neighborhood so they were cutting it constantly trying to shape it but we can go to two months and see and if we still don't like that we can cut it down more than every week or every other week.

Mr. Swartz asked I spend a lot of time at the pool with my daughters and wife this weekend and I noticed the signage that we have around the pool is fading. I don't know if it's pressure washing or if it just needs redone.

Mr. Soriano stated we could replace them. Those are the nice custom-made foam signs so they're going to be a little more expensive. They're not like the metal signs that we just buy like a street sign style that you see everywhere. I can get quotes on replacing those.

Mr. Swartz asked is there a happy medium that we can get a nice look without having to go so expensive?

Mr. Soriano stated I don't know that metal would look good no matter how we did it. If you look at some of the metal ones that we do have out there they don't match with the older look with the logo on the top. I'm fine with it but I can bring back some quotes to replace all of the signs. We do have that as part of our capital.

Mr. Swartz stated the last couple times I've walked through the boardwalk I've felt some spongy boards. In our capital plan did we put that in to have that replaced at some point?

Mr. Soriano stated it's in there but it's quite a few years out. If there's one or two that are bad usually we go out and replace them. You can tell because they look brighter. Any major work I might have to work with Peter on. It goes through a preserve area so if we want to do a major refurbishment that's a little different but we continue to just do a couple boards at a time.

Mr. Swartz asked is our plan when we do fix it to still do it with wood?

Mr. Perry stated I'm pretty sure it was wood.

Mr. Swartz stated the former Girl Scout camp built a very nice boardwalk out to Black Creek.

Mr. Perry asked composite board?

Mr. Swartz stated yes we will call it composite board.

Mr. Perry stated it's about three times the cost.

Mr. Swartz stated I'm betting it lasts three times as long too though if not more.

Mr. Soriano stated if you remember we used to do that recycled waterproof material with the tennis walk-up but the problem is the base is wood so when that would rot it would start to get wavy so pretty much everything has to be built with that same material so there's not an issue with the posts underneath starting to rot away and your deck is still in nice shape so it would be a little more intensive but I can tell you by the end of the meeting when we have that set for.

SEVENTH ORDER OF BUSINESS Audience Comments / Supervisors' Requests

Ms. Rachel Martorelli, 774 Mosswood Chase Street, stated I have a couple of questions. My first is has this board ever considered a community center?

Mr. Swartz asked what specifically?

Ms. Rachel Martorelli stated it's come up that kids are destructive and we've got several buildings but they're not really open to the public and I've even noticed the sheriff's next meeting has moved over to Eagle Landing so there's not really a community space if our people here want to start a club or have a meeting. There's no meeting space, outside of these spaces, which are only rented out by the hour so a community space like a space with a little library, pool table, air hockey table and a meeting and then maybe outside a little dog park. A place that you could rent out a room but not necessarily have to shell out a few hundred dollars to rent it for a few hours.

Mr. Steiner stated I don't know if we have the property to go do that. What you see is here and then money would be an issue as far as the capital goes to do that.

Mr. Perry stated there's nothing in the plans for this district to have a facility like that.

Ms. Rachel Martorelli asked has the sister district ever considered anything like that?

Mr. Perry stated there's nothing in their plans for one either.

Mr. Soriano stated their room is a lot smaller than this and it's much cheaper so that's where the HOAs tend to do their more regular meetings and then they do their annual meetings here.

Ms. Rachel Martorelli stated our HOA meets at the church so we lean on the church a lot for space but again just considering improvements rather than everything just going status quo.

Mr. Soriano stated that's not an improvement that's a whole new building and to cut the costs you're talking about like in smaller communities where there may not be staffed it's just a room.

Ms. Rachel Martorelli stated our community doesn't have a library; the closest library is 20 minutes away. Our community doesn't have a meeting space.

Mr. Soriano stated that's more something that would fall on the county not really us. In fact they had a library planned. They have a spot that we pay to maintain that was supposed to be a library. The landscapers get complaints but the property is the county's.

Mr. Steiner stated my wife uses the library quite heavily. The big thing is maybe the community needs to go ahead and put pressure on Clay County to establish a cooperative agreement with the Jacksonville library. You have one that's right up here two miles and right now we went from a \$40 to \$100 usage fee and that's because Clay County charges Jacksonville residents to use theirs and weren't paying anything into this side so I understand that part of it. We've been dealing with the church up here for years for our meetings but I don't see anything within the CDD realm that could even respond to what you're talking about.

Mr. Morris stated the real estate we have now is used amenity wise and field wise. What you've described as a community center we wouldn't have the capacity to do it.

Mr. Swartz stated that kind of falls in the jurisdiction of the county or a YMCA or church-run programs as well. There is a new church being built over here around the roundabout the next couple of years.

Ms. Rachel Martorelli stated right they're not doing it so we don't have land but could we purchase some?

Mr. Perry stated all that you're asking for is dollars at the end of the day which means an increase in assessments or a bond issue for the residents. The district doesn't have a pot of money that we can designate for that.

Ms. Rachel Martorelli asked what about a dog park?

Mr. Perry stated it's the same issue. No property plus they're pretty expensive to maintain.

Ms. Rachel Martorelli stated I live in Whitfield and the corner of our park big space with a bunch of shady trees and I know you can't do one community over the other but that leaves us nothing and again the closest dog-friendly park in Clay County is a half hour drive

away so there are people letting dogs run around off leashes and it's a public nuisance. Is there any way to reclaim some land for something like this? We've got sprawling open fields here and the volleyball courts, which I've heard nobody really utilizes.

Mr. Soriano stated there are actually quite a few people that use it.

Ms. Rachel Martorelli stated even dog waste stations around the areas.

Mr. Steiner stated the issues that you're bringing up and the requests that you're bringing up really need to be brought up to Clay County. If they have a dog park they probably have the means to move one closer to this community if enough residents goes in. You're talking to the CDD and you need to be in Green Cove Springs at the meeting and those folks are the ones that can answer and provide.

Ms. Rachel Martorelli stated right but those folks have already answered and they said they have _____ [inaudible] to the Oakleaf Sports Association and they can't do anything there so there's really nowhere to then put it either.

Mr. Soriano stated make sure you understand that's space and money. It was millions of dollars that this board gave to the county to even have that. This board has done everything that they can do with the space here. Changing something would be the easiest way that we could but that means we might have to take away from some people that may want other things. We did a couple years ago say we were going to start utilizing that space behind the grand lawn. We've had one or two people take advantage of it so if we take that away now we're going to have people complaining just you're complaining that there is no dog park.

Ms. Rachel Martorelli asked is there any way to hold the county accountable?

Mr. Soriano stated you can attend their meetings and make this request to them every month. They have the ability just like we do and both ways it ends up being money. We can purchase land but it's still going to be a cost to you guys as residents and we end up as homeowners paying more.

Mr. Swartz stated there's a gentleman that attends the county meetings to ask for a stoplight at Moody every second and fourth Tuesday of the month for at least 15 years.

Ms. Rachel Martorelli stated well much like you guys I have a job during the day so I'm able to come here but spending six hours at that meeting is very impractical.

Mr. Steiner stated it needs to be more than just you. All of these people you're talking about that want this need to go in mass. That's the way it gets done. If one person is standing

there it's not a big issue but if they get enough voters in there that's going to at least bring it to their attention that maybe this warrants to be looked at further. If all of those people appeared here the problem is we're not the ones that are able to meet your request. The county is where it needs to come from and the only thing it's going to take is enough voters going in and catching their attention.

Mr. Swartz stated that guy that went to every meeting it was only him asking for that and it was because of that they still don't have a light at that intersection because he was the only one that cared about that light. You have to have a number of people showing up for the same issue before they're going to listen. We don't have the land and I don't think our residents would all be jumping up and down for another \$25 or \$30 a month in assessments.

Mr. Reynolds stated especially the ones that don't have dogs.

Ms. Rachel Martorelli asked what about making our current spaces dog friendly? There are not even waste stations anywhere except for the HOAs that have installed them.

Mr. Perry stated the argument with that is they are costly to acquire and you have to maintain them and there's a lot of labor involved with that and a lot of residents don't have dogs. I love dogs, but why should they have to pay for irresponsible pet owners that don't pick up after themselves.

Ms. Rachel Martorelli stated you still have to pick it up, there's just somewhere to put it.

Mr. Swartz stated we have trashcans all over.

Mr. Soriano stated there's a neighborhood here that decided to do their own thing and install their own waste stations. We just granted them permission to install their own but when they do pick them up on a normal basis you can still walk up and down where our landscapers have to cut grass and you see people who don't use them. Sort of like the trash.

Ms. Rachel Martorelli stated the trail is beautiful. It's not a big litter dump since the trash cans have been out there so it has made a difference.

Supervisors' Requests

Mr. Reynolds stated when I come up here I usually come up early and stand on the balcony and look around. That railing is peeling. Is there a plan to get that railing painted?

Mr. Soriano stated no we touch up paint every year. It's not powder coated. For us to powder coat it we would have to take them off and take it to the powder coater. It's a little more expensive but it lasts a lot longer. The biggest problem is that we have to take them off so we have to shut down areas.

Mr. Reynolds stated it goes back to what Mike was saying earlier. This is our show place.

Mr. Soriano stated usually when we paint them it is off-season, so December or January, and they last a pretty good amount of year but every year we go through and scrape it off and repaint it. It looks pretty good but nothing will beat the powder coating that will last for years but you're talking about a huge expense.

Mr. Swartz asked is it one side that's worse?

Mr. Soriano stated this side gets more because of the sunlight. If I had extra panels it would be nice because then I could take them off and replace them with another but these were custom made when we built this building. With pool motors I always have stuff stockpiled but that's not something I have.

Mr. Swartz asked what are they, wrought iron or aluminum?

Mr. Soriano stated the custom shapes are wrought iron and the rest is aluminum.

Mr. Swartz asked would it make sense if we had one of those in stock so you could do that?

Mr. Soriano stated if I could find somebody that would match that it would be nice but with it being custom made it's going to be hard. I'd have to find fencing specialists that could find each one of those parts. Even right now when I have to go through have to fix some we don't have those shapes so when kids kick them out or break them I have to go with a straight bar so when you walk down the stairs you'll find one every once and while that's out of pattern.

Mr. Steiner asked are the sections the same size around the building to where if you had a spare it would fit anywhere?

Mr. Soriano stated on the sides I think there are three different sizes and we have all different sizes out front here. This side is not as big of an issue. Really the only people that hang out here are when they rent for weddings.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting

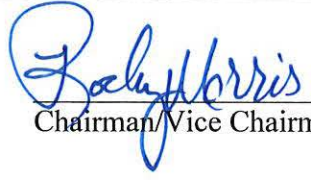
Mr. Perry stated our next meeting is going to be October 14th at 2:00 p.m.

SEVENTH 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