

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, December 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

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel (by phone)
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Shane Blair	VerdeGo Landscape

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver 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

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill Vacancy (2022)

This item was tabled with no interested candidates at this time.

B. Oath of Office for Newly Appointed Officer

No supervisors were appointed.

C. Consideration of Resolution 2020-01, Designating Officers

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 4, 2019 Meeting

- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Oliver stated there's nothing unusual in the financial statements and you're one month into the fiscal year, so you have no variances yet. You're right at about 18% collected on assessments but again, tax bills just went out in early November.

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

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Clay County Property Appraiser Regarding Public Records Exemptions

Mr. Oliver stated when we prepare the assessment roll, we get the list of names and property owners from the property appraiser and some of the information on there is exempt such as names and addresses of judges and other public officials and police officers. Our agreement with the property appraiser would be that any of this information that is deemed exempt, the District will keep it exempt. They've asked all of their districts to do that.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the agreement with the Clay County Property Appraiser was approved.

SIXTH ORDER OF BUSINESS

Consideration of Transfer of Funds to Capital Reserve from General and Recreation Funds

Mr. Oliver stated I looked through the minutes of your last meeting and Jim Perry said he would take a look at your funds at the year end. If you take a look at your balance sheet you will see the unassigned funds for the general fund are at \$248,000, \$1.01 million for recreation and \$800,000 for the capital reserve fund. What Jim Perry has suggested you do is move significant amounts from those funds into the State Board of Administration account, that is a State of Florida investment fund for public entities, and it has an overnight investment rate as opposed to keeping it in a typical checking account. You still have full access to those funds.

Mr. Swartz asked so basically \$2 million?

Mr. Oliver stated you'd be moving \$91,000 from the general fund, \$456,000 from the recreation fund and \$772,000 from the capital reserve fund. It will stay within those same

columns on your balance sheet, but you will have a new entry that says State Board of Administration at the top so you will still see those funds, they're just segregated to have higher earnings.

Mr. Steiner asked wasn't this amount of money including what we needed as operating funds through the first of the year?

Mr. Oliver stated it was and that's why he waited. He wanted to make sure that you had enough to operate in the first quarter before the tax receipts started coming in.

On MOTION by Mr. Swartz seconded by Mr. Steiner with all in favor moving funds from the general, recreation and capital reserve funds to the State Board of Administration account was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated just a heads up the legislature has been in committee meetings and they have an early session in January this year so we are starting to prepare our capital conversations legislative update again and I will be circulating that for the Board's review and as always, if you have any questions on that please give me a call and I'll be happy to walk you through it. We will see which bills gain traction starting in January.

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 just had our Turkey Trot even at your sister district. It's the fun run and is a free event where you can bring family along. Almost everybody is off for that week around here, so we do it on the Wednesday before Thanksgiving. We had just under 100 participants show up, so it worked out pretty well. We have our Cocoa with Claus event in this room on December 19th. We had a non-district event. If you guys remember a few months ago we had a discussion with a resident who is kind of running a vendor fair in here and we kind of had to shut it down because it didn't quite fall into our rules and she was a little upset about how it worked out but then understood the rules and she did get back with me last month to ask to put

on an event here the way we said she could. She did it outside, sort of like how the expo was done over at your sister district. She made sure everybody followed their rules and made sure she got me all of the COI's and all of the food trucks were covered by vendor insurance on her part and she did a good job. She used volunteer help to make sure the bathrooms were cleaned and everything was in great shape when she left so she worked really hard to stay within our requests. She has asked to do it again. I told her we'd allow it as one-time events here and there if we didn't have a problem and as long as all those rules were followed, however I did make a suggestion to her if she wanted to do a spring-time vendor fair that to kind of cut down on any commotion because we do get busy here around that time of year that if she wanted to continue to do this that she should maybe alternate with your sister district and do the spring time event there since they don't have the expo anymore. If you guys recall the person that ran the expo for 12 years is now gone so she could take the place of that as long as that Board agrees and that was something that interested her so she could do the spring event there and then do a fall or winter event here as long as everything is planned properly and she followed all of the rules. Unless you guys have any concerns, I was just going to follow along in the direction we're going. I was going to give you guys a monthly calendar of events but the timing of the event she wants to have in the spring we have a lot going on so I'm going to have to adjust it a little bit. We have spring break and our spring yard sale, plus we have a couple of events at the pools so we are going to adjust our schedule a little bit and then I'll bring my calendar back to the January meeting with the full year so the residents can look at it and know month to month what we're doing.

The pool is already heated, and everything has been posted and emailed out. Downstairs at the fitness facility they have a list of the rules as far as if it's too cold and we don't uncover for a day. It's the same general rules we've used for the last few years. There's always a time where it's one degree too cold and somebody gets mad because the pool is closed. Oddly enough, we've already had one or two of those really cold days. We still get warm weather but they're having a few cold days already. We point out how much we spend in gas to heat the pool to anyone that gets irritated and they understand a little bit. Our usage is still high. It's slowed down for the winter months but we're still staying pretty busy for rentals and of course the fitness center, tennis courts and basketball courts.

I had two open items I was going to bring to you today but unfortunately due to holiday timing the vendors haven't gotten me quotes. One was going to be for shade sails for the pools that we discussed a couple of months ago and I found a couple cantilever options. The cantilever options will allow us to plant a pole in the ground and it basically hangs out over top like an umbrella. My concern is the cost. These things are kind of expensive, but it would be a more permanent option. They are going to be a little bit above my amount, I just won't know how much until I get those quotes so it will be something I bring back to you guys for approval if you want to put more shading on the deck back there.

Mr. Steiner asked this is for the adult pool?

Mr. Soriano stated yes. If they give me a great price, I may bring you options to do a couple areas out here maybe by the kiddie pool. They have a lot more shade options up here at this deck. You have the overhangs that are downstairs and the gazebo, which houses a lot of tables and chairs. At the adult pool really the only option you have is that gazebo and it pulls you away from the pool, so we were looking to put some more shade on the deck.

Mr. Morris asked have we had recurring problems of overheating of the unit right outside here?

Mr. Steiner stated the pump for the slide.

Mr. Soriano stated no. Once we installed those larger fans for the summer it seemed to take care of the problem. I'm still looking at putting a shade over the equipment, not just for the heating, but to help with weather. It does get beat on by the sun and rain and these are small computer drives so they are affected by weather. They're made to be in wet environments but the more we can protect them the longer they will last so I'm still going to look at that but once we put those larger fans in it made it throughout the summer.

Mr. Swartz stated back to the shade options. Could you also include some of the things you've talked about in that back corner that is just kind of a wasteland like landscaping or something?

Mr. Soriano stated if we do the shade options and we do it on that side I've looked at this design because we could do it just about anywhere, my concern was how the poles have to be planted on the right side. That side has all of the pump equipment on it so my bigger problem is once they start digging down we get too close to the return pipes to the pool so they're not going to be able to plant a 15' pole so it really depends on where everything has to be buried. I know

it looks odd but that may be the only way you get shade is the shade will only be on one side of the pool. If we do that it will help with that area and we will be able to do something a little bit more like raise it up and do a covered patio or something like that.

Mr. Steiner asked did you have any major ticket items maintenance-wise for the pool other than the sail? We had to do some pavers years ago.

Mr. Soriano stated looking at that, most of those did not turn out to be major. You guys gave me approval to go ahead and stockpile motors and things like that. We've gotten to the point that we have enough of that so even when things have gone down, we've been able to replace it.

Mr. Steiner asked so we're in pretty good shape then?

Mr. Soriano stated we're in good shape. There are projects I'd like to do, however there's nothing I have planned right away. I was looking at changing to a salt system for this pool here and it would cost a good amount of money but if you look at our budget, we spend more than \$20,000 in chlorine and it won't cost that much. We run salt already in the back, but you've heard me complain about those a little bit too. They're high maintenance so my concern is balancing out some of those costs as far as maintenance and time when dealing with a salt system compared to what savings we get with the chlorine so that's something I think I'm going to look at this next year before I ask you whether we're going to do it or not.

Mr. Steiner stated you may need to monitor or check into the corrosive action on things like the slide and so forth with the salt system.

Mr. Soriano stated yes that salt will eat everything up a little bit more. We do have chairs on there. For the last couple of years, we've been replacing chairs so that's already in there but that is an amount that I have to bring to you and ask if you want to spend the money. Anything above \$2,500 I have to bring to you anyway so that could be considered a big-ticket item.

Mr. Steiner asked did we get any feedback on the landscaping issue over here with the homeowner's association and what we planned to do for the spring?

Mr. Soriano stated no, I mentioned to them that chances are we're going to move forward with it whether they help or not. Their concern was a couple things as far as design choices and plants. They had already told us they were going to give us money. I got an email saying they approved so much a year ago. I don't know if it's the same board or not. Rachel is here and she's part of that board. Nonetheless, it was a lot of work on VerdeGo's part and I like the design. I

think it will make those columns look good and we've talked about having the money, so we can go ahead and move forward. It won't happen until spring though and I did tell the president that.

Mr. Steiner I don't know if it was reported to the board, but we had talked about them having concerns with the design and I believe we agreed that if they want modifications or changes above what we're planning to do in the spring that would need to be covered by them and we would cover what we're going forward with now. If they don't like what's going in and they want something different and it's more costly, then that additional cost would have to come from them. Is that what we agreed on?

Mr. Soriano stated we did. I didn't mention that part to Jason. I really just told him we're going to end up moving forward.

Mr. Steiner stated I just didn't want to shut them down saying, this is what we're going to do. The Board feels it is doable and we're not going to ask for any money to do it, but there were concerns and we were sensitive to their concerns of that board not liking the planned design. If that can be approached and done, then that additional cost to do that is over and above the scope that we've got. I just want to make sure all the parties were aware that it's not a take it or leave it and if you don't like it, you're stuck with it. We're willing to make the change, but the additional cost would have to be covered by the homeowner's association.

Mr. Swartz stated I don't remember all the specifics of that discussion.

Mr. Soriano stated we did talk about allowing them input.

Mr. Swartz stated yeah I heard that part, but I think at the end of the day that's our area and if it's going to be fixed up and we're going to do it I don't want to start opening up a door if somebody doesn't like one flower and then we have to take input from everybody.

Mr. Steiner stated well you're going to be getting input and we approached them to share the cost in the first place.

Mr. Swartz stated I was at the meeting in November and my feeling from it is that their hesitancy is that they're increasing their rates on everybody and they don't want to make it seem like this is what it's going towards.

Mr. Soriano stated that's why I approached it more as whatever they decide and why, we like the design choice and we like the work that was done so as long as you guys are good I've got to bring an amount back in the spring time when we're ready but we were going to move forward and as far as whatever they want beyond that they can always talk to us or if they decide

something different like they want to throw in a thousand dollars or two extra, but we want something specific, then we will leave it to them to approach us on that but as far as the way we designed it already I was just going to bring it back in the spring.

Mr. Steiner stated I think we agreed that it was our responsibility to do and therefore we would take that \$7,000 and go do that design that came from VerdeGo.

Mr. Soriano stated yes. The only other thing I had on there for open items was an update, and that was really to get an approval for an amount, but I don't have the quotes yet. I had two concrete guys out last week they just haven't returned the quotes in time, I'm sure due to the timing of the holidays, but it's for the pad for the building that you guys have already approved an amount for. I might even get the building for less because Double Branch has gone back and looked at it and thought they like that design of building too instead of the pre-cast they were looking at originally that would be about three to four times more expensive. If I'm ordering two, I'm sure they will give me a little better rate so I will come in under our not to exceed there, but I still have to bring an amount to you for the concrete pad because it's above my amount. I'll bring that back to you next month unless it's under the \$2,500 and then I can move forward with it because that was our plan to put the building up and start fencing back there so VerdeGo can take those boxes back out.

EIGHTH ORDER OF BUSINESS

**Audience Comments / Supervisors'
Requests**

A resident stated I'm wondering about vehicles being parked at the roundabout. Should vehicles be parked there overnight?

Mr. Soriano stated they shouldn't be, but that property is not actually ours. Everybody associates it with us because we do take care of the landscaping between the parking lot and the road. Those corner lots are actually privately owned so those owners would have to set rules, which they have. Most of them don't want parking and they've planted signs saying no overnight parking, but they have to be the ones to enforce it. We're not allowed to tow off someone else's property.

A resident stated I have seen one car towed out of there.

Mr. Soriano stated there is a developer for three of those lots. One lot is owned by the church and the other three are owned by a developer and they run the rental for the doctor's office so once the doctor's office sees the same vehicle like the one that was parked across the

street a lot of times they will be the one to call up their developer to tow the vehicle but they don't live here so they don't always see it.

A resident stated somebody was out there in an RV overnight.

Mr. Soriano stated yes, I saw it.

A resident stated also are vehicles right there at the Duval County border supposed to be parked there?

Mr. Soriano stated where that little road is, that's actually outside of Clay County so even Clay County and the Public Works Department won't be able to touch that because it's in Duval.

A resident asked that's not CDD property?

Mr. Steiner stated no we stop at the Clay County line.

A resident stated I was just wondering because a lot of people it seems park their box trucks there and semis quite frequently.

Mr. Soriano stated you can do things like call Duval Public Works and they will come take a complaint but they're kind of limited in what they will do but if enough people complain they're more likely to do something but we don't have the ability.

Ms. Rachel Martorelli stated I have a couple of questions. The first question is, has the Board ever considered or done anything like buy a stump grinder for all of the trees that are chopped down or do the stumps just stay around forever?

Mr. Soriano stated some will actually stay around depending on where they're at. We've cut down a lot of trees this last year, we just haven't got around to stump grinding. Depending on what the job is, like this giant tree that we just cut down a few months ago, that one was ground out because it's an area where the kids actually walk over and play. On the side of the road we're less likely to pay extra. I would love to have a stump grinder but you're talking tens of thousands to have a stump grinder that can do that work. I know people that will come out and grind a stump for \$30 or \$40, but they've had it for 20 years and that's the only reason they can afford it. For us to buy it we'd have to do a lot of work.

Ms. Rachel Martorelli stated what about maybe a yearly rental? I think the stumps look terrible.

Mr. Soriano stated well like I said, on the sides of the roads it's different. They disappear after a while anyway due to rotting away or gets covered in our pine straw. A yearly rental is a lot of money too. When we rent any of the equipment that we do you're talking a few hundred

dollars a week so just imagine yearly. As far as a stump grinder, I'd need a much bigger piece of equipment than what places like Home Depot offer.

Ms. Rachel Martorelli stated I heard there was some talk about the gazebo that's over the water out here. If you guys refurbish it or redo it, are you planning any seating or fishing areas, or is just going to be open like it is today for standing?

Mr. Soriano stated yeah that's about it. Right now, it would just be repainting and redoing the wood handrails and things like that. We've mentioned what it would be to redo it and we do have an amount in our capital study. A third party comes in and looks at everything and figures out what repairs are going to cost and how many years you have left. It's coming up in the next four or five years. We're talking about \$150,000 and that's not something we're looking to do right now, so it will continue to be painted and cleaned. We did have benches out there but the biggest problem with that was vandalism. Even if you go out there now, we've had somebody breaking apart our fiberglass columns so we had to rebuild those, and you can still see some of the resin up there. Benches were actually bent and broken from people jumping on them, so we had to take them out.

Ms. Rachel Martorelli asked so we don't plan to replace those?

Mr. Soriano stated right now, no.

Ms. Rachel Martorelli asked do we own the retention pond that is across from Plantation Oaks Elementary?

Mr. Soriano stated the one across from it behind the townhomes, yes.

Ms. Rachael Martorelli asked have you ever considered putting a couple benches and a trashcan there so people can sit and wait for their children to come home from school?

Mr. Soriano stated no.

Ms. Rachael Martorelli stated I think that would be a nice improvement. Do we own or do we do the landscaping in front of the middle school?

Mr. Soriano stated no, the schools own their property all the way out to the right of way. We cut the grass and pay for irrigation but it's not actually our property.

Ms. Rachael Martorelli stated if we pay for the irrigation, we might want to look at that because there are some broken heads that are just geysers.

Mr. Soriano stated send me an email and point them out and these guys will go out and fix them. The schools are the worst because the kids kick them. Surprisingly the high school is

actually good. We have the most heads over there, and we get one every once and a while but between the elementary and junior high that's where most of the geysers are actually going to be. I always tell residents to send me an email or if you have my number send me a text and I just forward it to these guys.

Mr. Steiner stated on the pavilion, have we gotten the lights?

Mr. Soriano stated no, there are quite a few down there so we had turned the lights off for a while and then with turning them back on there are quite a few that have ballasts out, so I figure we had them off most the summer due to vandalism and a lot of things happen out there at night. The thought was if it's lit up kids won't go out there and damage stuff, but we know that's not true, so when we were having vandalism issues we were turning those lights off and we've started turning them back on because now it's dark really early. Half of those ballast lights are dead so I figured this is the perfect opportunity to start switching out to LEDs but there are quite a few we still have to get through. I may be done a little quicker if I didn't have so many Christmas decorations to put up. If you notice, there are a lot more lights this year everywhere and my guys have been working really hard to decorate the place.

Mr. Morris stated it looks good.

Mr. Swartz asked on the gazebo there's been continual vandalism focus on it. Should we consider putting some sort of gate to keep them from going out there at night.

Mr. Soriano stated I thought about that. We could possibly put a gate at the front of the walkway. I can picture people just jumping the gate, but at least there's something that says you should be out here. That can be something we add if you're interested once we get around to doing our springtime painting and replacing some of that wood if we can figure out a way to get it in there. I would probably ask if we spend any extra money to have it magnet controlled because if not, we're limited on staffing and they would have to go out there and unlock it in the morning so if it is magnet controlled it's just access.

Mr. Steiner stated I personally think it would be more of a problem putting a gate on it. What I'd really like to see is the security people. If you keep lights on and they make that area a part that they visualize you're going to get better results than putting it in the dark where they can do things. I live over there off the lake and once it gets dark you can hear them in that pavilion and regretfully I've now got trees that have now grown up so I can no longer monitor that, but there are people that live in the Preserves and have talked to me about being able to see the area

because they live on a lower level, but if the lights are out they can't tell what's going on but you can hear them tearing up stuff. If we've got security people that can at least monitor the area and they don't have to do go down to do anything, if nothing else they call Clay County Sheriff's Department.

Mr. Swartz asked is that along their route?

Mr. Soriano stated it is monitored. Our security isn't here all night.

Mr. Steiner stated we're hearing them as soon as it gets dark.

Mr. Soriano stated no one really should be on our recreational areas after it gets dark, but once we turned the lights off, we haven't had any problems. We took the bench away so there's really nothing else to break. We haven't had problems since we fixed the columns. If they're out there just hanging out, that's actually the least of my worries. My concern is if they're out there doing damage or leaving graffiti.

Mr. Steiner stated like I said, you can hear them slamming stuff around so that's not just hanging out and it is after dark or after 5:30 in the afternoon so it is a period where we are looking at this stuff.

Mr. Soriano stated there is a security guard and they do walk down there and around this whole property.

Mr. Steiner stated we can hear it across the lake so if they can't hear it up here, we've got a problem. You got a message from me and you got a message from one of the other residents over there and both of those messages were in response to hearing folks banging and I don't know what they were throwing. From experience over here in the Preserve, we went ahead and pushed really hard for a picnic table underneath that gazebo, and the first thing we had to do is get it chained down because they kept throwing it over the rail. Then it became the meeting place for this whole area and that would go late at night and finally we donated the bench someplace else. That's what is going to happen out there at the gazebo, but I don't know how much you can limit. There are adults that would like to go out and sit, but they don't want to sit with a crowd of kids. I think putting the gate in front of it might be the wrong approach.

Mr. Swartz stated I'm just looking for a solution.

Mr. Steiner stated I agree with you.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Oliver stated our next meeting is going to be January 13, 2020 at 2:00 p.m.

TENTH 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