

**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, January 13, 2020 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 Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Rachel Martorelli, 774 Mosswood Chase, stated I have two comments. The first one is some nasty individual has posted again on Facebook that they're letting their dog run free in the fenced in area of the sports field because there's no dog-friendly area in the area. The second thing is, have you guys considered water fountains for the little parks inside of the neighborhoods?

Mr. Morris stated I don't think we have.

Mr. Soriano stated that's something that we wanted to do but it would be a lot of money. We don't have potable water out there. Generally, you drink potable water, so we would need meters installed at all of those parks and plumbing run, which would be thousands and thousands of dollars just to set up a water fountain. You would typically want to do that as part of construction. Going back and retrofitting one park is not that expensive but it's a little different when you have lots of parks.

Ms. Rachel Martorelli asked so even with the irrigation?

Mr. Reynolds stated irrigation water isn't drinkable.

Ms. Rachel Martorelli stated I knew that but since you've already got lines going out, but okay.

THIRD ORDER OF BUSINESS

Affidavits of Publication

Mr. Perry stated there is no action needed by the Board, these are just copies of the ads for today's meeting and public hearing on the rules of procedure.

FOURTH 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.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the December 9, 2019 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

Mr. Perry stated the financials of the district through September 30th only include two months, so you'll see in there that we're pretty much on budget, or favorable to budget on almost every line item. On the assessment receipts schedule you are approximately 88% collected, which is right where we were last year.

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

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2020-03

Mr. Perry stated I believe in a past meeting we provided you with a redline version of the rules of procedure. What this has done in regard to amending the rules of procedure is to basically make them consistent with the changes in Florida statutes over the last couple of years.

Mr. Walters stated if you recall, this is something my office does internally for all the districts we represent, so this wasn't us saying, Middle Village is a little dated here. As Jim mentioned, about 85% is the balance of statutory updates. As we go through the years, we want to make sure they're current. The other 15% is kind of tweaks based on experiences and things you run into that maybe you can be more efficient with, so this is something we're rolling out to all of our districts. This is the rulemaking portion, because as we amend these, we have to do so in a public hearing by a rulemaking procedure so once we get to that point, the actual action item will be the resolution itself. We will open it up for any board questions and public input.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the public hearing was opened.
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Mr. Perry stated the first general section of the rules of procedure covers duties of the board of supervisors, voting at meetings, district office information, public records requests and handling the public records, the public meetings, hearings and workshops, and then there's a new section in regard to internal controls to prevent fraud, waste and abuse. That's been followed in the past, but not formally acknowledged. We do that every year with our annual audit. We have to certify that there's adequate internal controls, so this just codifies it in regard to the statutory requirement. There's also rules about how to make rules and the process of rulemaking. The biggest section is the competitive purchases, and that's for acquiring goods and/or services over a certain dollar threshold and the bidding and RFP or RFQ process. Of course, now that most of the items for the District have been constructed and put in place, a lot of that doesn't really apply.

Mr. Morris asked so no substantive operational change for us?

Mr. Perry stated not at all. In regard to the public hearing, we will take any comments by the public.

Ms. Rachel Martorelli asked how do you get considered for the vacancy on the Board?

Mr. Perry stated just submission of a resume to my office and basically an acknowledgement that the person is interested in the open position.

Ms. Rachel Martorelli asked and I would need to resign as the Treasurer of my HOA?

Mr. Perry stated technically no, but a lot of districts as a matter of practice frown on it.

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

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor resolution 2020-03, adopting amended and restated rules of procedure was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated implementation of the rules will be handled by staff. Jim and I will obviously make sure that across all our districts we are in compliance with any changes that need to be had. We just got out the latest legislative update. You'll see it gives a little bit better view of which things are getting legs and which aren't, because they've gotten through committees and so forth, so I'll circulate that and if you have any questions, as always, reach out to me.

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 had the Cocoa with Claus event that was held in this room. We had well over 200 people for the event. It's one of our longest running events. The next event coming up is our Polar Plunge. That's going to be the first Saturday of February. I handed an event calendar out with the whole year planned out. The idea was to put this on the website as long as there aren't any issues or concerns. Over the last couple of years, we've changed how we did everything and kept the larger events minimal so we can have more events throughout the year. We do a lot more movies now, which are actually pretty costly. We have the dive-ins, which we just brought back last summer, and everybody enjoyed them. We want to be able to put this calendar out there and have it planned for the whole year. I think I mentioned we had concerns in my office about coordinating the Easter events because of the vendor fair. I reported

to you on how that went here during Thanksgiving and she wants to move forward and do the same in the spring. She did agree to do it over at Double Branch. I asked that she try to rotate between the two districts and two a year is the max that we want for something like that. The pools do open up that first weekend in April. Spring break is usually March, so people will be ready to come to the pool, tennis usually has events going on and we have our sports, so I'd rather not take away from the parking lot at that time. This works out really well. They're used to doing that expo in the parking lot over there, so she has agreed to that. We moved it to the 4th and we're going to combine that with the community yard sale, which kind of helps bring people in anyway. Unless anybody has any thoughts on any events they'd like to squeeze in, this is what I plan on sticking on the website.

Moving on, you'll see our numbers are staying high for off-season usage. One thing over here that's really increased is we bring in a lot more people playing tennis, so you'll see a lot of people scanning in at the bathrooms out there or the gates just to come up and play tennis. The tennis teams have pretty much tripled over the last couple of years.

On the operations and maintenance side there are a couple of items we've talked about at the last couple of meetings. The shade out at the pool is a big one and I have some numbers for you from Shade Systems, Inc. and Creative Shade. Creative Shade we've actually used for different things. In fact, the custom shade that's over the top of our check-in desk came from them, however this is going to be a bigger system; one that would need engineering design to get coverage out there. There are drastic differences in prices. The lap pool is quoted at a 45-foot length. It's actually 75-feet of decking out there on that one side. The other side I asked for quotes on two 15-foot sections, because there's a half-moon entry so we'd actually set up shade on either side of the half-moon entry. The 45-foot system from Shade Systems, Inc., if you've been down to the Riverwalk downtown and seen those fancy shade sails that they have over top of the Riverwalk, they installed those out there. The 45-foot system is \$12,711 and the 15-foot systems are \$10,691. They're very nice. The nicest thing about them is they have a bolt on the front so I can stick a drill in, drill it out and the shade comes off so we can pull it off if a hurricane came through. If you noticed, we do things like take down the shade coverings over at Double Branch on the slide tower and then they go back up in February sometime because I really don't want to rip those things. They're expensive and it just takes one gust. They're made from anywhere from 80-120 mph winds depending on which design you get, but as you've seen with

our tennis fence a couple of years ago, a real quick 200 mile gust took down our tennis fencing and that would rip up a \$5,000 or \$10,000 fabric so I do like that idea, however that makes them extremely expensive. Creative Shade has nice systems and like I said, we've worked with them before. If you've seen pictures of Nocatee's new waterpark, they have the same exact cantilever designs out at their pool. They have one bar that comes up by the back side of their fence and it goes straight out, and the shade system is on top of that so there's no bars on the pool deck and it reaches out about 10-feet. Their 45-foot shade is \$8,500 so it's a huge difference but it's a lot of work to take those things down. We do it, but that is the convenience of that other design. The other design is much larger and heavier also. They sent us some basic plans. We would still have to permit with as much work as we're going to have to do on this so you would have to have engineering plans. The biggest problem with the shade system that I see, is their posts need 4'x4'x5' deep holes put in, so they're very heavy structures. That's a lot of concrete and short of paying someone else to do all of the work, if my guys do it, we use what's called a mud buggy to go to the truck, get the concrete, come back and drop it in the hole. The Creative Shade systems are 3'x3' so they're much smaller and a lot less work so when we look at it, you're talking about almost twice the amount of work labor-wise, so I would probably look at something like Creative Shade. I wasn't looking to approve money today, unless you guys are sure this is something we want for this summer. I would like to keep looking around and I would also like to look at the timing for install. Right now, you're at \$7,400 so \$15,900 just to purchase the two from the cheaper company. That does not include shipping and handling. Creative Shade is going to be cheaper on shipping and handling. Shade Systems quotes us at \$16,000 to ship those because it's a heavier structure so it's going to be a lot less, but it's still a good amount of money to purchase and ship the structures.

Mr. Swartz asked you are content with your options?

Mr. Soriano stated like I said, I'm comfortable with this company. We don't really have any plans on large purchases on anything else but there is work we have to do. We want to replace a lot of wood out at the gazebo, but I don't think there were a lot of large extra purchases like this, so I'm not too concerned with the cost. Really, it's about whether you want to get into a big project like that. We do have the storage building that has yet to go up. I've got a report on that and some better prices. You guys have already given me a not to exceed but I do want to report on how we're going with that. If this is money we want to spend, I'm good with it. I think

Shade Systems would be nice and little fancier and easier for those times when we have a hurricane that's approaching; however, I don't think it's anything that we definitely have to have.

Mr. Steiner asked what is the risk factor with replacing the shades if you're unable to take them down? It's fine when a hurricane is coming, but a lot of what we get is the microburst that come through with the summer storms.

Mr. Soriano stated unfortunately, with something like that there's no planning.

Mr. Steiner stated I'm talking cost-wise of replacing one versus the other.

Mr. Swartz asked is it covered by insurance?

Mr. Soriano stated it would fall under insurance, but I don't know that we would do it. For the large one, it's \$8,500 and I'm sure half of that is the cost of the fabric. It's custom sewn and that's a big part of it. The rest is just metal bars so I'm sure half of that is there. If we do an insurance claim for \$5,000 and our deductible is \$2,500, I don't know that it really helps us out, but if all three were to get damaged, or in the case of the tennis fence, that added up to \$20,000-\$30,000 so that was something we took out an insurance claim for. Other than that, it's really the risk versus a few more thousand dollars to replace the sail.

Mr. Steiner stated but again, it's something that can be covered by insurance.

Mr. Morris stated I would say if we've got the budget for it, we move ahead.

Mr. Steiner asked are you talking Creative Shades?

Mr. Morris stated yes, the lesser expensive. I don't think the convenience of the quick removal justifies the 2/3 higher price.

Mr. Swartz stated and I'm going to bet Jay is going to figure out a convenient way to take them down.

Mr. Soriano stated we do get a little bit quicker over time.

Mr. Steiner stated I'm just concerned with the fact that even if you have a quick way to take them down, not all of the thunderstorms cooperate and that's going to give you just as much damage.

Mr. Swartz stated the microbursts don't get into the 120-mph range.

Mr. Soriano stated that one had to, to bend every one of those poles. That was more like a tornado microburst. It ripped a hole in the clay about three-feet deep but that's out of nowhere. That's not predictable.

Mr. Steiner stated yes so being able to take it down doesn't add anything.

Mr. Soriano stated I added it up really quick. The two 15-foot sections and a 45-foot section would be \$26,100 the way they quoted it and like I said, they didn't quote me shipping. I would put it under the \$16,000 that Shade Systems quoted me because like I said, they're a lot lighter, and they're closer in Tampa. Shade Systems, Inc. is out of Atlanta.

Mr. Morris asked is \$16,000 the not to exceed figure?

Mr. Soriano stated no, I would probably put it around \$10,000 just in case.

Mr. Steiner stated and you've got installation.

Mr. Soriano stated I'm going to wait on installation because I might break that down. My guys can do it. Digging holes and filling concrete is not really hard. Purchasing the concrete and renting the mud buggy that all adds on until I really coordinate all that and figure it all out, I may come back to you and say I'd rather just pay someone else \$8,000 to install it rather than my guys do it. Right now, if you've noticed, they're out digging a very large trench along Willowbrook to do our landscape lighting and they're mad at me for that one so we can definitely do it cheaper but it may be something time-wise and convenience-wise once we purchase the product it might be easier just to get a little construction crew to do it.

Mr. Steiner stated I would say we calculate in the cost of having someone to do the footing and then if you decide to do it, it's a savings factor rather than having to come back and say I need more money.

Mr. Swartz stated if we're talking \$16,000, plus \$10,000, plus \$8,000 that's \$34,000.

Mr. Soriano stated if you want to give me a not to exceed, I'll work underneath it and I can still come back and update you with pricing.

Mr. Morris asked Jim, are we good with money?

Mr. Perry stated yes.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor purchase, shipping and installation of pool shade structures by Creative Shades was approved at an amount not to exceed \$34,000.
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Mr. Perry stated just for the record, this item has been discussed over the years, so it's not something that's being newly brought before the Board today.

Mr. Soriano stated the next section is just an update on fencing and the storage unit, when we originally talked about this you guys did give me an amount not to exceed for the storage and I went back to Double Branch. They were looking at a larger pre-made building because they wanted something nicer, not just the metal siding. They are also doing a lot of other work. They're doing a parking lot expansion and increasing the height of the basketball court fencing because they're having problems with kids sneaking in there, so they're spending a lot more money to do a lot more work. They did go ahead and look at just doing the building that you guys have. With that, I've been working with the company VersaTube. If we were to get two buildings, they gave me a better pricing at \$11,132 so it knocked a couple thousand dollars off of their pricing. You had already given me money for that, so I wasn't too worried about that and it helps to save money. The one thing I will need though, is money to build the concrete pad. It is a 33'x24' pad. It would be about \$4,000 for the pad so it would take me above the not to exceed, but I also have to rent the buggies. It's not an area I can pull the cement truck because I can't go through the fields back there so we will pull up a truck and fill up those buggies that we have to rent and fill up about half a yard of concrete at a time and drive them back and forth. I've estimated that at about \$6,000.

Mr. Swartz asked is there technology to pump that stuff in?

Mr. Soriano stated there's companies like Jaguar Pumping and they have trucks that have these huge tubes that unfold but you're talking about running a few hundred feet. We're a couple hundred yards so they can't pump that far.

On MOTION by Mr. Swartz seconded by Mr. Morris with all in favor purchase of a concrete pad for the storage building was approved at an amount not to exceed \$6,000.

Mr. Soriano stated I did want to bring up something that's not on here and is something that's happened in the last couple of weeks, but it will be on my next report. We did have a little bit of bored kid vandalism. We had a slide taken out up here at the amenity center playground and you can tell it's just from older kids jumping up and down on the center to where they put a hole through the middle of the slide about the size of a foot. These slides are very expensive and that is a baby slide so it's a good thing it wasn't the other large slide, but it's still going to cost us about \$1,300 and it takes about four to six weeks just to make them. If you guys remember,

when we were ordering that whole playground it took a lot, but I have already gone through the process of getting one ordered and sent out. That's an area that's lit up and there's people out there quite a bit and we try to get them out of here at night, but they hang out.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Ms. Rachel Martorelli asked did we stop heating the adult pool in January and February?

Mr. Soriano stated no, it's heated.

Ms. Rachel Martorelli asked so the shade sails aren't to address the fact that the pool gets really hot during the summer?

Mr. Soriano stated it's not going to help the water temperature. They're 10-foot shade sails so they will make it out to cover a bit of the deck. We don't have any shade back there other than that gazebo so for those that want it, they'd have to go up there instead of sitting on the pool deck.

Ms. Rachel Martorelli asked has there been any more consideration on the water cannon?

Mr. Soriano stated one of them probably won't do enough. I'm going to have to spend a good amount of money there. I think I mentioned to you guys a water cannon is going to be about \$3,000 It's not a lot of money, but for a pool that size we would probably need at least two, if not a third to really make a difference and it's not something we can run during the day. The health department has a concern with that. There are pools that have it set up through the filtration system so it's pumped back out and that does help with temperature, but we can only do it at night. The other big concern with having those pumping at night is I have to find a way to secure them to the ground. They're on wheels because they have to be mobile, so out here I have a concern with leaving costly equipment out overnight. I would love to have a water cannon I just don't think one is going to do the work.

Ms. Rachel Martorelli asked for the community yard sale, have we ever considered getting a couple of trash skiffs so once everybody is done, they can do their spring cleaning and throw out their junk?

Ms. Soriano stated I would leave that to them. There are companies you can call but it's done at your house, it's not done here. We put out signs to direct people to your house. There are lots of organizations that you can call up and give them a date and they'll bring their truck by, so I would leave that to the individual homeowners, or even the HOA to coordinate with the

homeowners to say get your stuff out and whatever you don't get rid of, the donation truck will come through at the end of the day and pick up from you and even people that don't take part in the yard sale can still coordinate in that.

Ms. Rachel Martorelli stated going back to still heating the pool, is there a reason we kept that? Was there some kind of blow back, or do we just enjoy spending that money?

Mr. Soriano stated no one enjoys spending that money, but it was part of the construction that we wanted it to be a heated pool and we've talked about ways of cutting down costs or watching usage. I'd really love for it to get used more for the money but it's the nice part about saying we have a heated pool. I think if we did turn it off that's when we would get blow back. Right now, it's set at 78 degrees, so on a day like today it's beautiful and in fact, there's people out there now.

Ms. Rachel Martorelli stated I have considered using it, but I didn't think you were still heating it.

Mr. Soriano stated it's on, but there are a few days that we've already had where it's 40 degrees out and there's nobody out there.

Ms. Rachel Martorelli stated yes and once it goes down it's hard to get it back up so there's no point in turning it off for the day.

Supervisor's Requests

Mr. Steiner stated I just had a question for Jay. We had talked about investigating the conversion of the splash pad in this area to salt. Did you get anywhere with that?

Mr. Soriano stated I did. Right now, to convert the two pools would be a little over \$20,000. I would like some better numbers. I think some of the guys that we do a lot of work with, like Crown, could give me an even better price. Right now, we spend about \$24,000 in chemicals so that would cut that down greatly. Even if we looked at just 50% savings you could get rid of chlorine pretty much completely. We know that's not going to be the case in a commercial setting, in fact the state doesn't believe that at all. The state says it can only be secondary, salt systems can't be primary. Even if the chlorine pumper doesn't actually pump anything out it has to be there ready to go, so we'd still have to purchase some chlorine, but the salt system would do most of the work. Even if we were to save half of the \$24,000 in two or three years we would start to see a return on investment so I do think it's something we'd like to

do, but I'd like some better costs on actually getting the product and getting it installed from some of our vendors.

Mr. Steiner asked did you find out anything with any of these areas that already have it as far as the impacts on slides?

Mr. Soriano stated not this style. Most people will use the system that we have on the large pool. That one is a salt pool. The difference between that and what I'm looking at, is those use one large salt cell and we've talked about that before. The maintenance on these things are really kind of tough. This one large salt cell costs \$7,000 every time we replace it and it only goes for a few years before it starts to rust out and then it doesn't work anymore. This set up is a much smaller salt cell. Kind of along the idea of what we did with the heater. This is something new that a lot more commercial companies are doing because then you don't have to worry if the salt cell goes out are you just running chlorine in the system, instead of using your salt water, so they can run on the other salt cells and take one or two out that they need. I think for this pool we would need 12 different cells and the control watches all 12, so if one of them starts to get caked up with calcium and chlorine, which it's actually creating with its little electrical pulse, you have to take it out of the system, clean it off, acid wash it, and put it back in the system. Each one of those will be about \$500 or \$600, so they're much cheaper. To set the system up that way will be a lot better for what we use compared to that giant system we have for that pool back there, but there's not a lot of commercial facilities that use it yet. When I call anywhere to get the parts the first thing they ask is where are you at and they won't sell to us because of CES because they have kind of hold the monopoly in Florida for doing the work and parts. This other system would be sold by someone else and like I said, it's a newer design so I'm hoping it will work. I'm not ready to jump into that yet. It's something I started looking into last year. If I can get it done, that would be great and like I said, at that price I would look at a return on investment at about three years, but that's still pretty good and would be a good amount of savings after the fourth year, but if I can be sure I'm getting a good price and these things work well that's something that I would like to do whether it's this summer or next summer.

Mr. Steiner stated but with these other systems, or even with the single-cell systems, are these communities seeing an impact or a rapid erosion of the slides and that type of thing? Because that's what we were talking about earlier is you're going to be draining saltwater through those slides and that is going to be slightly corrosive.


Mr. Soriano stated you are, so the one thing you have to do when you have a salt pool, and we do it no matter if it's that large pool back there that's already salt, everything from that point on we purchase for salt. In my report from last month we talked about changing out the motor for the heated pool, and it's not just the fact that you have the heater there, you have to have a special motor on it, but it's salt water so the impeller and all the springs on the inside I had to buy just for a salt pool and it adds on a little bit of money because it's specialized. The finish on these slides we just did would break down a little bit quicker than I had planned, but it won't be something that is going to be one year, and it's done. I'm just going to have to watch it a little bit more. We got this pretty cheap because we did the fiberglass and gel coating work on this slide, so I don't have too many concerns with that. It'll break down a little faster than I had planned, but it would just be watching it. Those finishes came out great. Right now, Double Branch is having some iron problems. That iron comes out in the water. You don't see it in the water, but you will see a deposit around the jets where the water is coming out. We went out and sprayed a little acid and waxed it and it's nice and smooth and white again. That's only going to happen for the first couple of years and then it will start to eat it away, but that's what happens with all finishes and that's why you're supposed to go back and resurface your slide after so many years.

NINTH ORDER OF BUSINESS**Next Scheduled Meeting**

Mr. Perry stated our next meeting is going to be February 10, 2020 at 2:00 p.m. at this location.

TENTH ORDER OF BUSINESS**Adjournment**

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