

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, May 11, 2020 at 2:00 p.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 8, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

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

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Wanda McReynolds	Venue Coordinator

**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 March 9, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated on the assessment receipts schedule you are 92% collected on the tax roll. The check register totals \$283,261.

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

**FOURTH ORDER OF BUSINESS****Discussion of Opening Plan and Timeline for Amenities**

Mr. Soriano stated I sent a guideline to you guys that was generalized. I've been working with some other districts on what we could do and how, as far as following the Governor's plan, and we also had some recommendations from our District Counsel and also FIA, the insurance organization that oversees a lot of special taxing districts in Florida. I referred to some of the recommendations in there, and some of the ideas were what we thought would work here, such as how we would remove chairs and have people line up to get into the pools. We do have limits on capacity that I've put in there. I haven't received any big objections from anybody yet, but there are things I want to go through because there are some that would be completely different operations than we've ever done. I've mentioned in there for Middle Village that if we wanted to, we could serve a lot more residents if we opened up that lap pool for usage for everybody for now because that will increase capacity by almost 50 people in that space if we're using social distancing guidelines within the pool and on the deck. Right now, we're stuck at 25% and we were trying to get more clarification on that because there were some concerns from some other places in the county whether we were going to be at that 25%, or if it was going to be limited to groups of 10, which we just can't do. If we're limited to 10 people, there's no way we can open yet. With the low capacity numbers we would be very limited over at Double Branch, and at your district we would be just a bit above. That pool is larger; however, your deck is kind of thin so to keep everybody separated if we used that back pool, we could get more people in. I was looking at operating in two-hour segments. We would open up for an hour and a half, check people in, close down for a half an hour, get people out, clean really quick and then open up for the next group. We would have those hours from 10:00 a.m. to 8:00 p.m. On the weekends we could go a little longer to try to serve more people and we would do a reservation system. There are a couple of programs out there to do reservations online and I am looking at those. It's very convenient and I'm sure the residents would appreciate being able to sign up online, however at the moment I think we'd start with having them wait in line and make reservations ahead of time. If they don't want to swim today, they can sign up for a future day and I would give them up to two days out. If they're actually taking the time to wait in line to make the reservation, I know they're going to

come; they're not just going to sign up and not show up like we get for our social events sometimes. We will have space set up so we can have lines set up for those first come first serve people and also our reservations made. They would get checked in first, everybody goes into the facility for an hour and a half to swim and play and then go home and the next group gets to come in. The big difference would be how we operate on your side because of that extra pool. There is no big attraction to the water park, theme park style attraction such as the slide and spray ground. Those are not included in phase one, so we would turn those off. We won't have a whole bunch of lifeguards out there, just pool monitors watching the whole place. Everybody would come in the front and leave through the exit altogether that way we have control over that pool and it's not swim at your own risk. The gyms are not open, and tennis can't plan their camps yet. Youth programs and summer camps are in limbo right now and I'd hate to get to a point where even if they said the day before the first day of summer the online schooling ends and we could do the summer camp they tell us yeah, you can go ahead and do a summer camp, but you have to limit to 25 kids. Last year we had 90-something kids in our tennis camp, so we just don't have a way to plan really well so we're holding off on some of those items. You'll see in there that list of things that are not included in phase one. They could be in phase two, we just don't know yet from the Governor's planning. Some things will change here and there as we go along, but at the moment the phase one is really just the pools. I've gone through the whole list with staff.

Mr. Morris stated I would just recommend the simplest for you to operate it, Jay. We don't need to do anything herculean or heroic here. Until we get the all clear, I would just do it as simple and easy to maintain as possible.

Mr. Soriano stated that would go along with the written sign-up at the front desk rather than learning some new software. We do have that for the tennis courts at the moment, however that's always been in place for tennis, it's just people have never really utilized it. Our tennis pros get a software program to run those courts for free as part of the USDA certification. We're going to have to get the word out to the residents and try to get them to understand it's going to be a little different and might even be hectic at first. Phase two is really only going to allow us to get a few more people in, but as far as what else is opening up, there's not much more so if they learn these rules to make it easier than it could be confusing

and frustrating at that front desk if there are a couple hundred people in line and only 80 can get in.

Mr. Swartz asked everything you compiled in the guideline is just what you've been researching? The stuff that is highlighted is what you're recommending we do?

Mr. Soriano responded correct. The highlighted items are recommended such as limiting or removing chairs. There was one idea from our insurance group to remove all chairs. For some facilities that works out pretty well. We could get residents to bring their own and that helps out with a couple things. It lessens our concern with cleaning because we are supposed to wipe the chairs after every single one, but it also limits how long they want to stay. We don't want them camped out all day. We want to get as many residents their turn to get in, so it would help with that. I just don't have anywhere to put 500 chairs. Your deck is very large. Also, if we're going to close down for that half hour, I think we can go through and spray them down and clean them if we're down to a third or half of our lounge chairs. I will get the garden sprayer type thing and we're going to load that up with bleach and water and we will clean. Those highlights are what I was thinking we would do specifically here at our facilities. Of course, there are a couple of big items in there that will be a point of contention like no guests. I really don't see it as being fair for people to bring friends from another neighborhood if there are residents waiting in line to get in the door next. I know a lot of facilities have gone to that, but it's one of those things I'll probably have to point out three or four different times in emails and memos posted on the boards and things like that, so residents understand right now it's limited. Whether it's a couple weeks or months, we may be like that for a while.

Mr. Swartz stated at first reading this I thought we were going to do every one of these so that was a good clarification. I've been out and about more in the last three months than I've probably been out in the last three years because of work requirements, etc. and I'm blown away with how I go into grocery stores or hardware stores and people are expected to be responsible on their own and I feel like we're doing a lot of hand holding, and we're almost forcing people to do something they should be able to do on their own so I back Rocky's point of let's not make herculean changes and put signs down on the floor every six feet. I think we ought to treat adults like adults, and if people are ill or know they are in that high-risk category they should be taking care of themselves. If they have people at home who have those same

risks, they should be more careful. In my household I have nobody in a risk category, but I know others say they have older grandparent living with them and I totally understand and respect that. Those folks should be more careful and not be out and about. It seems if we have to close down everything for the 2% that might be in that risk category it seems a little herculean.

Mr. Soriano stated when I see all these plans everywhere, I don't see it actually happening completely the way some of these companies say they're going to do it. They talk about doing these deep cleanings every hour or two and I just don't see how you can do that without increasing costs a lot. We still have to have somebody to do the work. It's not like the staff was sitting around doing nothing before so we have to be able to have the people, and the time. I do think we have to do something, but we won't be able to do everything. Some of those things like signage; right now, some of our sign companies are doing a good job and some of them look to be trying to profit off of this right now. We've bought a couple of basic signs, but the same things I was doing before we went into lockdown is, we had extra 'how to wash your hands' signs posted on the wall in the bathroom. I'm not going to spend a lot of money or time unless you guys direct me to it. I printed signs and laminated them and we're going to stick them up. There are some things we will do because it's recommended by insurance agencies. We will have every other urinal in the bathrooms closed off and those type of things, just because of that direction, but some of it I don't see us being able to do enough of everything. We will expect the residents to do a little bit more and take a little caution themselves and clean up after themselves, those type of things.

Mr. Steiner stated going back to the pools, I think probably one of the areas you're going to get the biggest push back is from the standpoint of us making sure it is well known the limitation is an hour and a half. I can see people standing in line for 30 minutes, finally get in, only to be told we're shutting down in 15 minutes and you have to leave. It's the fact that it's going to be based on a time schedule and that's going to be one area that going to give you some heartache. They need to know the pool will be cleared. The other thing has to do with the adult pool. How many more people does that get us?

Mr. Soriano responded I believe it's 50.

Mr. Steiner stated most of the people that go in are going to have small kids and they're going to want to be in that one area. Instead of opening it up to families, we could lower the

age that can get in to teenagers and adults. Your play pool and slides are going to be shut down so there's nothing in there other than the wade pool so from that standpoint, your teenagers and the adults are not necessarily going to have to be there.

Mr. Soriano stated one problem with that is they come in with families, so they'll have some older kids and a toddler and they want to be together so I had it in there as 100 people for the front and if we utilize that back pool it's 160, so it's a good amount of people.

Mr. Steiner stated again, I think those with the toddlers are going to be on that beach area and that's not available at the adult pool so you have a situation where they can't touch the bottom. I know I would probably be in an area where the kids could play as opposed to stuck in a float. That would be my only concern, and I think the biggest area is going to be if you're closing the pool completely, we're going to have to make that very clear.

Mr. Soriano stated once we're done with our discussion that's something I want to talk about too. It wouldn't be something I think we should do tomorrow. At the earliest, I would like to open Wednesday. If we can hold off, whether it's Friday or Monday, I want to be able to advertise to the residents and get the information out there because some may decide they don't want to deal with the waiting in line and may decide they want to do something else. There are other things around that are opening up. The zoo was opening up this weekend. Normally I'm not trying to send people away from here, but it's kind of like our swim meets. I tell people, if you don't want to deal with the hectic type of schedule stay away that morning. It's going to be like this for a little while until we can increase that capacity. They're going to have to wait in line and some might have to sign up so we may have people stay away just because of that. At Double Branch they have a lap pool and what we've done over there for the last five years is we have the lanes and one side of their lap pool, which is the deeper pool, the adults are only on one side of the pool. Those adults that are by themselves tend to stay on that side. It's actually labeled out 'adult only'. We would still keep that; it just allows us to open it up to a higher capacity. Typically, when we're busy, we might have 15 people back there in the summer and they're hanging out all day. This would be a little different because they would still fall under that hour and a half usage so now we would limit the front to 100 people, whether it's families with kids, teenagers, whatever, there's 100 up there and floating around in the back we have 10 people. We're going to get complaints no matter how we do this. Every district is going through this same problem. One or two have opened up. Jim may be able to

share some of things that have come up and Jason I know has heard some. We're going to get complaints either way; I just thought that would help on the family side. We're going to get complaints from those adults that have been bugging me from day one that they want that pool open and they figured it is adult use at your own risk and they should be able to handle themselves. Which, I kind of get, but we also know that doesn't happen under normal conditions, let alone right now, so that might be a little tough but that was the main reason for that. These are not set in stone. I wanted to discuss with all you guys and see what you guys thought would work. We have to have that agreeance for everybody because like I said, every option there is going to bring along some complaints from somebody.

Mr. Perry stated in regard to other districts, a lot of the larger districts like Nocatee are taking a phased approach. They're not going to start reopening until the 20<sup>th</sup>. There have been some smaller districts that have opened but limited facilities. A lot of that is unmanned so it's a little bit different for everyone. Districts that are under the control of the developer and still have a lot of homes to be sold are a mixed bag right now. Some developers want the facilities open as soon as possible and a lot of the major developers/home builders are taking a slow approach to it just because of liability issues and concerns so I think what Jay has come up with is a pretty balanced approach to it and gives a little more capacity for your facility, which is a good thing. With the reservation systems, that's kind of a mixed bag also. Some of the districts are using online reservations and others are doing what Jay is proposing.

Mr. Steiner stated what probably also needs to be stressed in communications with the residents is we are attempting to do these things, but based on the results and time there will be further modifications, even up to the point of shut down. This is not going back to the way we were in September of last year. The new normal is yet to be determined.

Mr. Soriano stated right, and because we know there will be some changes, I'd rather stay on that conservative side first and as we see what we're allowed to do a little more of and what we can push, we can open up more. I'd rather try to take it as slow as possible. I know a lot of people are chomping at the bit to get out to the pools because it's been summertime for them for two months now. They've been out of school and some people are working from home and it's been hot, but at the same time, typically we would not be open at this time. Right now, in a normal year we would be doing that alternating schedule. It's not until the week they get out of school, Memorial Day week or the week after that, that we have that full schedule of

open pools. I've had a couple residents complain about that thinking we're just saving money and that's not the case. We're still operating and have to pay for all of our fees, chemicals, licenses, phones, things like that. We've saved really a couple of weekends in April because typically we're not open anyway, so now we will actually be opening a little early outside that normal operation time, but if we can do it and we're not going over in staffing, which I would have to watch a little bit, especially since we would be opening both pools instead of going to that alternating day. Unless the Board decides to just stick with that plan, I'd have to watch it. I think we will be okay, and that gives people a little chance to get in, but I would rather stay on the conservative side and keep some of the things low capacity for now and as the Governor's plans the County's plans come out and they let us know whether we can do a little more or not. I do think it will be a while, I know this first phase they're thinking will be a few weeks and some people seem like they're in a hurry, but I've been warning everybody that even if the first phase goes just a couple weeks, we get our staff back in and we can open up some things, we may be stuck in that phase two for quite a while. We may be well through the summer before we can change more.

Mr. Hartigan asked are we just going to say swim at your own risk from this point forward? This would actually take away some of that negativity that you're getting beat up with. The second question is about the bathrooms that have the lockers and shower combinations. Are those going to be open or closed, because in your outline it said that you really didn't want people changing in the locker rooms and locks weren't going to be provided, so how are we going to manage those areas?

Mr. Soriano stated we will probably have to close off the showers if we are going to do that. That was a recommendation from our insurance company because of having to clean so often. Some of them actually have doors. The women do, the men have one door on the other one, but we can kind of block it off with caution tape and have signs posted. The lockers we don't have to worry about. It's been almost a year in the winter that we voted to remove the lockers. I wanted to post and let everybody know that we were removing them, so we had things on the lockers letting people know we weren't going to have lockers anymore. In fact, we did some painting and repair of the walls that were behind them while we've been shut down so everything looks nice and neat. We will have to tape off and cover the men's urinals because that was a recommendation that every other stall gets blocked off, so we will have a



little control if we can close those off. Sometimes people do their own thing when things are just taped off; they will rip down the tape. If you've noticed, most of our playgrounds over the last month were taped off and I would say less than a third of them still have their tape on there today, but we will have staff at the pool that can keep an eye on it. That recommendation not just from our insurance, but also USA Swimming wants everything to be exercise only. If they're changing, it's more like a day at the pool and they thought that would help to get people in and out. We don't have to do that. A lot of times we're shutting some of that stuff down and it almost makes it to where I'm concerned more about cleanliness. People already have a hard time trying to get people to understand they're supposed to shower before getting into the pool anyway, but then I'm shutting down showers so it's a little tough, but the main ones that get used for the fitness center I don't have to worry about the lockers anymore. We will clean up throughout the day but it's more of get in and get out.

Mr. Reynolds asked is this going to cost us any money with all these precautions?

Mr. Soriano stated there are a couple I want to point out and it really depends on how much we're doing. We have to train the staff to get them to understand they have to clean the area around them. That's not hard, we can do that every hour. That's really what you see going on in most businesses. That will increase costs a little bit because we're going to use more supplies than normal. If residents are doing their part when we get to things like the fitness centers, I promise we're going to see an increase in the wipe usage and things like that so I will see an increase in supplies as we're getting ready to go through the budgeting process right now so we will look at those lines as far as what I see increasing for the budget for next year because we will be operating like that for a while. There's no way I'm going to be able to say we can clean less even if we're at a phase three, so that increase will be there. There are a couple items that I would be concerned with and it would really be under the direction of you guys. Right now, as far as full janitorial we are set up where somebody comes in once a day every day and they hit the bathrooms and every facility and then they're done by the afternoon. If we wanted to increase that and do a second cleaning, that is still doubling that line. The other one I have some concerns with would fall under repair and replacement items, but it would be things I never thought about before. There were a couple of recommendations in there from ASHRAE, which handles HVAC systems. Fitness centers have looked at how the A/C systems work to help spread the issue. We're going to be opening up and we're worried about making

sure the units are clean and their recommendations are to do things like increasing the type and quality of filters. Most commercial facilities use what's called a MERV 3 or 4, it's real low level and it actually allows the system to work easier, but it doesn't catch as much dust particles and things like that and we change them a little more often. Their recommendation is a MERV 13, so this is really thick stuff and now you're talking about going from a \$6 filter to a \$30 filter and some of our units, such as our biggest unit over at Double Branch, holds 12 of them, so if I have to change that every couple of months it's going to add a few hundred bucks. Their recommendation was also to look at things like U/V lights in the A/C units. U/V works great and for air units it's much cheaper than doing U/V for things like pool and water systems. I know Jim has knowledge of how that works in water treatment plants. They do work well, and they'll take care of everything in the water, same with the air, but in a pool and things like that they're very cost heavy and the maintenance on them is a lot. For HVAC it's not that bad. For most of our units it might be a few hundred dollars for light bulbs that get installed in the vents so it's something we can add, but these little items do add up and they will go under the repair and replacement items if we feel those are the items we want to do. We don't have to do all of this. There are recommendations for just about everything. Right now, I'm concerned with just doing the most basic stuff to get people in and out and make sure we're clean.

Mr. Reynolds asked we're talking about a slight increase, mostly for supplies?

Mr. Soriano responded yes there is nothing that I envision that is a huge cost increase. We can talk later about some items that are a loss to us, such as revenue from our wedding room that is shut down. It is a big revenue generator for us. Some years we make great money over there and that offsets the budget that we have. We had to cancel a lot, so we gave refunds, but since March we haven't been able to show it. We have lots of weekends that didn't get refunded but didn't get showed and booked either and now we're worried about when we will be able to open up because it's hard to charge a couple thousand bucks to somebody that wants a 150 person room and you're not allowed to have more than 35 people in it, so even when we open up in phase two and three there might be so much control on it we're just not going to utilize that room and bring in revenue yet, so those things would be different and we're going to have to look at in the budget so it's not really increased costs I'm worried about so much as those other type of things that we will look at. Some areas will help offset that too, like right now we're not spending money on social activities. We don't have the movies or the ice cream

days at the pool and things like that so I'm not spending money there, but that's a small amount and that wedding revenue is a big loss right now.

Mr. Reynolds stated my only other thing is a comment. There's a lot of parents stuck home with small kids and they're going berserk. As long as this thing is open, even partially, the better for these folks.

Mr. Soriano stated I've gotten hit with that a lot. It was very hard to do some of these shutdowns and deal with some residents. There's always some that aren't understanding. We got yelled at quite a bit about the playgrounds. The City sent out their notices to everybody that they shut down their playgrounds, such as Kingsley for the same reason. There's really not a way to keep them clean. However, the County went on TV and proclaimed they were happy they were able to keep their parks and playgrounds open so they made it hard when I was talking to people a lot of times saying it was a recommendation, it wasn't something we did randomly, it wasn't our choice, but then our own County is doing something different. Everything I've done I tried to use some back up to why we would do things. It doesn't mean we have to, it's still on us in some respects.

Mr. Perry stated the last question for the Board would be if you're comfortable with what has been discussed we really need to figure out a timeline or target date for opening, so Jay can get his staff in line and make sure everything is in order.

Mr. Reynolds stated I would like to see you do this like a week from now, only because I feel for the parents and the kids that want to get them out to the pool and parks and do things that keep them from being so confined.

Mr. Hartigan stated you said earlier Friday. Would Friday the 15<sup>th</sup> give you enough time? A week is great, but we're coming up to a weekend so if you're comfortable and you have everything set to go could it be opened on Friday?

Mr. Soriano stated it could be. Wednesday would be the quickest. Staff will not be hard because it's pool monitors, and I have a lot of staff waiting to get back to work. Over at your sister district I worked out that they will need four and for you guys we would have an extra one just in case it's busy. However, we may see a lot of people may not come out. Fleming Island opened up this last weekend and they had a few people on deck. If that's the case, I'll have to scale back to meet that because I don't want them to be wasted either. I can get them to clean and do things, but it's also hard to coordinate that while we're open. Right now, that's

what my job has been for the last six weeks or so has been moving everybody in different directions. I've tried to give staff time to shop at the grocery store and I wanted to work with everybody as much as possible so it is a little tough, but I have people waiting to get back to work so we could do it as early as Wednesday. Friday would give me a little more time to advertise to the residents, which is always good. Monday would be the next option and the reason I say that is I could advertise between now and the weekend, we could post it, people could come down and see it and Monday we can open up at the beginning of the week. The only concern I have with Friday is those first two or three days it's going to be a little hectic while people are learning this. Some don't like to read my emails or read the signs posted on the wall in front of them, so they come down and ask the questions then and then they get frustrated because they're already down with eight kids in tow and they're ready to go. I'd be good with any day though and the staff is going to be ready. We're going to be yelled at either way and I've kind of prepared them for that. Wednesday is quick but we can do it, so I'd say either Friday or Monday.

Mr. Steiner stated my thing is making sure you have time to get the word out. If you can get something started and get it out today, yeah you're going to get yelled at, but like you said, you're going to get yelled at no matter what day you open, so if we go ahead and address the fact that on the first few opening days we're liable to have some problems and hopefully the schedule that you put out will be maintained, but they have to understand that right now we're making the assumption we're going to have a big turnout but like you said, we could have very few. We don't know what all the hidden gotchas are yet, so I think if you put it out where we are attempting to go ahead and set up a workable schedule and this is what we've come up with to open up as quickly as possible, but this is liable to change, at least we're making a good faith effort to get them something by the weekend.

Mr. Reynolds stated I agree. Let's go with Friday.

Mr. Perry stated you will start notifying residents and the beginning of the opening will be this coming Friday.

Mr. Soriano stated correct, so after our meeting with your sister district I'll start formatting that letter that I sent to you with just the information needed. I think I took out dog parks because we don't have a dog park, but I had a whole bunch of stuff in there from other communities as well. I'll limit what's going to go out to the residents to just what we're doing

here so it won't look the same, but it will have a lot of those same numbers. I do want to ask to make sure everybody is good with opening that adult pool to families. Of course, we will let everybody know that it's only because of this and it's not going to stay that way. It's really to lessen that capacity issue to give us a little more space and get more people in. Part of phase two might be now that we can get more people on the front deck, maybe turn the slides on and the spray ground and families are no longer allowed back there. As long as everybody is good for phase one, we will open up that back pool. We don't have to. 100 people is still a good amount of people. Both districts will be pretty matched if we didn't open up that back pool.

Mr. Hartigan stated my only concern is family friendly. The potential of having a small child and you're in waters that are a little deep for that child, that throws an additional potential risk, especially if we don't have any lifeguards back there.

Mr. Steiner asked we are going to have lifeguards back there, right?

Mr. Soriano responded pool monitors who are still lifeguard staff, but yes I would have to have somebody back there if we do that. We also would have to remove half the lane lines because there has to be a float line if it gets deeper than five-foot. At Double Branch we don't need it because five-foot is as deep as it goes, but for you guys it does go to six-foot. It does become a deep pool and there are other communities out there that have to have that for the children if it's available to children. I think we have one of the largest adult-only pools that there is.

Mr. Morris stated I think it's great so go ahead and do it, but it's temporary.

Mr. Reynolds stated as long as the note that it's temporary is in there, we're good.

Mr. Soriano stated I will still go through this with staff and the aquatics director because that may be a concern of hers is how we staff that back pool because of the kids in there. What I'll probably do is go more conservative, but I wanted to make sure if we can open it you guys are good with us opening it.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Walters stated as you can all imagine the last few months have been interesting times to say the least. We've been really focused on monitoring the myriad of executive orders that have been released and how those impact our operations, including all these Zoom meetings we have been having, which is a creation of those executive orders, which allow us to do that. A

couple things just so the Board is aware, and Jay alluded to a few of these things. There has been a lot of discussion about differences between CDD facilities just with HOAs or related to grocery stores and things like that. The one key difference that we've looked at is going back to our existence as a special purpose local unit of government. In the executive orders, specifically 91, which was the safer at home and essential services and activities executive order, there is direction in there that the local governments are charged with enforcing the restrictions that are still contained within the executive orders and things like social distancing and groups no larger than 10. That I think puts an extra emphasis on us and I can tell you we had a meeting Friday night for Fleming Island Plantation CDD. I'd say it's a similar scope to Oakleaf. They have two large amenity facilities there and the Board on Friday night moved to reopen at a limited capacity those facilities similar in scope to what you're looking at here and I was greeted Saturday morning with a barrage of phone calls, texts and emails from County staff who initially took some objection to that and said their interpretation of the executive orders was that no more than 10 people could be in the facilities. I spoke to the County Attorney on Saturday morning and walked through the realities of our facilities versus others and our interpretation, meaning my law firm's interpretation of the executive orders and how we could or could not operate and I think they're calmed down now, but we will be somewhat at the whims of the County. If the Sheriff or Fire Marshall shows up and says we are shutting this down because we believe it's a violation of an executive order that will put us in a precarious position. I asked her to let me know if that was going to be their final position and she didn't say that. There have been other discussions and I think they've backed off from that, but just giving the Board a heads up that from the county level, they've taken some interesting positions on this and we've had to deal with those, but I think the plan Jay has come up with is a very good one and as I've stated with other districts, I think baked into this concept is that we need to empower Jay and his folks in terms of how these are enforced and how these facilities are run. At the end of the day it's one thing for us to give advice and sign off on things but they're going to be the folks with their feet on the ground having to deal with these issues so to the extent folks are not abiding by the procedures that are put in place, I think staff has to be empowered to take action in certain circumstances and to the extent there should be a catastrophe that goes on that they would have the ability to shut down the facilities and regroup. I don't anticipate that happening, but I think as we get further into this and the weather gets more and more summer-like, I think you'll see

more drive for it. Just for comparison purposes, at Fleming Island yesterday, which was the first day they opened, they had about seven or eight people that showed up at each facility for the entire day so it all could be a giant thud. They have a different demographic there; I think it skews older given the nature of that community, but I just want to make the Board aware this isn't a light switch we turn on and it automatically happens. There's going to be a lot of work for Jay's group and I think we have to make sure we're supporting them as they navigate these new challenges.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager – Report on the Number of Registered Voters (4,785)**

Mr. Perry stated we are required to report on an annual basis the number of registered voters within the District boundaries and you have 4,785 voters.

**D. Operations Manager – Report**

Mr. Soriano stated I didn't have a formal report because this month we don't have a lot for numbers and of course, trying to work on this planning, that's all that has gone on this month. We still have those big projects last week. We did have to coordinate the delivery for the shade sails. Those were supposed to be dropped off last week so I'm hoping those will come in this week. I'm not sure what happened to our freight delivery. It's been a little tough. The trucks are running, but it's not as easy to get some of those commercial deliveries right now. Timing is really hard, especially with offices closed. A lot of times they won't drop off here, they want me to come out to their hubs and pick up items, which for some of these large items I just can't do, and then trying to make sure we have equipment like forklifts to get equipment off the trucks. It's definitely been a lot more work to get these items delivered, but I'm hoping to see the sail shades in so we can start with some of that digging and work this next month. We are still working on the gazebo. If you guys have seen the portion that's done, it looks really good. I like the way it's turning out with that composite material so we will continue that this month. We started that the last week of March, but then I moved our guys to a lot of other items like the pool to get ready. We do have a couple of items at the pool that are going to be a concern. Your little yellow slide that comes off the spray ground is cracked. That is not officially a water park slide. It was actually designed more like the McDonald's Play Place slides. It's not really easy to find a section. I do have a company that's going to be sending one out of Ontario, but the shipping along on it is going to be \$500. We also have a bit of a marcite issue. For now, I'm good because

of the timing. Like I said, I don't know when the spray grounds are going to be allowed to be opened up, so we should be good, but we do have a little bit of work to do on the pools that I have a concern with, but for everything that we're going to open up we're good to go. We will move out to some of those other projects. We still have the digging at Willowbrook. I think AT&T is done there. I saw them out there this last weekend putting in one more spool by the high school. As soon as they're out of the way we can work on that roadway again and get the Willowbrook lights up and going. We do still have some of these big projects we're working on, but everything has been coming along pretty good. We got our storage building dropped off for both districts. You and your sister district have storage buildings, we just haven't had foundation laid yet, so as soon as I can get that you will start to see some movement on the buildings too.

Mr. Morris stated the slide for the spray ground, is that just normal use or vandalism?

Mr. Soriano stated no, it's actually cracking through the plastic from drying out and sitting in the sun. That one doesn't sit underneath that overhang at all, so it does get a lot of Florida sun on it and it just cracked it. Even if we were to open it's not in an area where kids are going to hurt themselves, but it is something that will get bigger and that slide would be completely useless if it opened up farther on the crack so I do have to replace it.

Mr. Steiner stated you mentioned a marcite issue. Is that in the spray ground?

Mr. Soriano stated it is, and it is something I'm working with Crown to see if we can get a little help on it warranty wise. By now, it wouldn't quite fall under warranty, but it is something that started off as a little issue when they finished and it was pointed out; I have pictures and emails telling them this is going to create a problem, and it has started to create a problem now. This is our fifth summer, so it has gone a while, but I'm a firm believer that if they had done something different this wouldn't have happened at all, so they are working with me. It is a section right next to where we have the pelican and frog that kids slide on. Those are made of fiberglass and they sit inside the marcite. It's not a design they do much anymore. They put them on top of the marcite so when they would have surfaced our pools again what they should have done was pull those items completely off the pool deck, surfaced underneath of them and then put them back down. They didn't; they ran the marcite up to the edge of the fiberglass. It doesn't really seal together really well so the water has started to get under that section and has created a hollow abscess between the two layers of marcite. It's not something you see right away, but



if it were to start to crack it would make a sharp crack where kids could possibly step so I have them coming out to break it apart and lay a big patch of marcite.

Mr. Steiner stated so this has no impact on any of the area we're going to be opening up.

Mr. Soriano stated correct nothing right now and even when we get to it, it would be one of those things I would have to put out a cone if Crown can't get here and put a patch in for me yet so kids are stepping in that area and the lifeguards would have to help keep them away from it. It's not right in an area of normal play. It's next to the wing of the pelican so unless they're trying to climb on the side of the bird it's not an area they normally go.

**SIXTH ORDER OF BUSINESS                      Audience    Comments    /    Supervisors'    Requests**

There were no audience members in attendance.

Mr. Hartigan stated I have four questions regarding the assessment receipt schedule and check register. On page 111 there was a VerdeGo which showed the invoice was on hold. Is that resolved? It was an invoice dated March 1<sup>st</sup>, but it showed up on our schedule.

Mr. Perry stated if it's in the agenda package, it's been paid. It's supposed to be supporting the check register.

Mr. Hartigan stated that's fine, I just saw that note and had that question. Next is page 148 to Allied Universal.

Mr. Soriano asked was this also one that was on hold?

Mr. Hartigan stated no, the reason I'm asking is because there were three items within that thing, which could potentially mean something or not mean something, but one check was stopped, one showed a check being returned, and then one invoice on hold and it just through up a red flag.

Mr. Soriano stated for Middle Village we had an account issue. A couple checks were returned for fraud protection from our bank is what I was told. I had talked with Chalon with VerdeGo about one of theirs, but we had a couple of other vendors and that would have been right around the end of February or beginning of March, so if all three of those were at that same time that might have to do with that.

Mr. Hartigan stated yes one for Allied, one was for Horizon Casual and then the VerdeGo right in that line.

Mr. Soriano stated Horizon Casual did contact me, so I know they were one of the ones that received the check and made the deposit and it was returned by their bank almost like it was a stop payment from ours and that was fraud protection. As far as I know, everything has been paid back now. Most of them the funds released, but I think we did have to re-send a couple different checks to different vendors but that may have been the only three that didn't get payment right away.

Mr. Perry stated yes, the Allied Universal, the first one was for the month of February and that was check 7996 and that was voided and that's probably the one you're thinking about that was returned. Then it was reissued with check number 8045, and also check number 8046 was for March so February and March were paid.

Mr. Soriano stated so Tim, we should be good with everything now. I have reached out to all vendors to make sure we're not missing any checks anywhere where we hear from them six months later.

Mr. Hartigan stated I just wanted to make sure everybody got what they were supposed to. The last question I have is on page 159, reimbursements to Andy Fletcher. It's been a while since I've been to the amenities and I'm not sure if we sell beer or not.

Mr. Soriano stated that's social items. We don't serve beer at the amenity center so for tennis when we do a social event, I have him buy everything on his own. He sets up the tennis socials and holiday events, things like that, so for that time that probably would have been the St. Patrick's Day, which was the last thing that we did before we shut everything down so I know in the past they have had adult beverages for that. The only time you'll ever see alcohol for even my lines would be for the movies at the pool or movies at the green. I do provide a couple adult beverages to the residents. It's not something we charge for because we can't do anything like that, it's just the social events. He doesn't have a district card, so he has to do everything out of pocket and then we reimburse him.

Mr. Perry stated it's very limited as Jay was saying. It's not a regular monthly item to say the least.

Mr. Soriano stated I do have one question and hopefully it will be something we can broach with the next meeting, it would just be for planning purposes and Jason, you may have to help out with this. I'm not sure if they've brought this up in Nocatee, but for those later phases when we actually get to being allowed to do rentals again, will we be able to do some kind of

temporary rate change? Let's say we're allowed to do a wedding at 50%. For me to be able to fill that room, it's hard for Wanda to sell it at that full price, but I know our rates are something we always have to do those public hearings for. Would we be able to do something different because of this case just for planning? We do have some people asking for August or September. We're holding them off right now, but we also want to be able to give them an idea of what we would be looking at when that happens.

Mr. Perry stated I can't remember when we did the rates if we did give some language in there to allow for seasonal adjustments or demand, because some districts we've done that. If we do have that language in there, we will be able to do it. If not, I don't know how you're going to be able to do it without the public hearings unless there's relief given by the Governor and I doubt if he will go down to that level of detail.

Mr. Walters stated I think the only other alternative we could look at there is providing 50% if we were proposing a 50% rate, assuming that's two to three months out we could circle back and notice a public hearing for that and have the Board approve that prior to the date of that. The other alternative is to the extent we don't have the flexibility built in, if the Board is so inclined we could start that process because as you know there is a notice period, but we could start that process to bake in some of that flexibility given the circumstances so we could have it by the July meeting where we could hold that public hearing.

Mr. Soriano stated hopefully it's something we can broach at the next meeting. I don't think it will be that quick, but the wedding room was the only one I was concerned with. I've already told Wanda we can't do birthday parties probably even in the second phase if we're allowed if we have that limited capacity at the pool because it doesn't help to take away from that capacity with the birthday parties on deck or anything like that so those will be held off for a while but the wedding room was my concern. Even if it's just a ceremony for some of these people that didn't get a real ceremony, we are going to have people coming out for those things and wanting smaller services so we will figure out how we can do that.

#### **SEVENTH ORDER OF BUSINESS**

#### **Next Scheduled Meeting**

Mr. Perry stated our next meeting is going to be June 8, 2020 at 2:00 p.m. We will plan to conduct it via Zoom at this point in time and the notice will also indicate we may have it onsite if the Governor provides for that and does away with the virtual meetings.

Mr. Steiner stated before we adjourn, would it be prudent to go ahead and modify the rate schedule to put that verbiage in there being we don't know how long this will last. Go ahead and public notice it and get it in there because as I said, we don't have a limit as to how this is going to end and whatever we do is going to require this step no matter what.

Mr. Perry stated we can add it to the agenda for a proposed rule change for rental facilities.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman