

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 14, 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
Tim Hartigan	Supervisor

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Sam Crozier	Towers Group

**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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Officers**

Mr. Perry, being a notary public of the State of Florida administered an oath of office to Mr. Morris and Mr. Steiner.

**B. Consideration of Resolution 2021-02, Designating Officers**

Mr. Perry stated currently we have Mr. Morris as the Chair, Mr. Steiner is the Vice Chair, I am Secretary and Assistant Treasurer, Ernesto Torres is the Treasurer and Jim Oliver is an

Assistant Secretary and the other three supervisors are Assistant Secretaries. I leave it to the Board for however you would like to address the slate of officers for the Chair and Vice Chair, but we ask that the GMS employees stay where they are as designated officers so we can sign the checks and do the necessary administrative items.

On MOTION by Mr. Hartigan seconded by Mr. Reynolds with all in favor Resolution 2021-02, designating the same slate of officers was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the November 9, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated the check register totals \$69,057.61.

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Eckert stated we are watching the bills that are starting to be filed with the Florida legislature. One of the items that we will keep a close eye on is a proposal we expect to come back dealing with sovereign immunity. You as a district board are a public body and you are entitled to the sovereign immunity limits that the county or city has in the State of Florida and those are \$200,000 per person and \$300,000 per incident. There was a move last session to either do away with sovereign immunity, or to raise the limits and we are going to be watching that. It's been about 10 years since they've raised the limits. How that affects the District is should the District get sued and lose a judgment to somebody, the District could be required to pay more than it is required to today, but where it will also affect the District is with insurance rates because the insurance companies count on that sovereign immunity when they are quoting the District on what it is going to cost the District annually for insurance. We will keep an eye on that and let you know if there is an opportunity for the board to weigh in on the process that is going on in the legislature.

Mr. Morris stated it's been a decade since they have increased the limits on that and let's say they were to increase that and effectively it's may double or more. Could we expect it to go another decade at that level?

Mr. Eckert responded based on history, because they don't raise it very much, yes, I would think it would be several years before they revisit that issue. I don't think it's the kind of thing where they're going to raise it a whole lot and then eliminate it the next year. There is a very philosophical debate on whether you should have it or not. It's all based on English law that nobody can sue the king. That's where it comes from. There is an erosion of it, but I think the limits being raised every several years can be expected.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. Perry stated last month we had talked about transferring monies into the capital reserve fund so that has been taken care of now.

**D. Operations Manager – Memorandum**

Mr. Soriano stated we had our virtual Turkey Trot this past month, which is a neighborhood favorite. I was a little concerned with it this year, but it actually worked out. We had a little over 43 homes set up in it, so we had a couple hundred people taking part. If you recall, I said I was going to make a game out of it. I set it up as a scavenger hunt so there were little turkeys that were painted with field markers throughout our neighborhood and we sent out a map and they were supposed to find them and take pictures of the group with the turkeys, so we got a lot of great pictures back from people that dressed up for the Thanksgiving holiday and it was a lot of fun. We gave away some gift cards as prizes. Hopefully we will get back to the normal Turkey Trot this next year. Because we don't have the typical Christmas event in this room that we do every year, I'm planning a movie on the green. That will be this Friday. We are finalizing the movie at the moment. I'm getting a lot of pushback from my staff because I want to show *It's a Wonderful Life* and they want to go with a movie like *Polar Express* so we will see. I will put that email out this week. We will change how we authorize food trucks that we do at your sister district just for a couple months. Soccer is pretty much at an end and they start

again in the spring. The food trucks would like to go into our parking lot. Other than our parking lot expansion project that will be going on over there, I like the idea of having better lighting and it's closer to the bathrooms and there tends to be a lot less trash left all over the place when we do it there compared to at the Village Center, so I am going to be allowing them to move into our property just for that time. Double Branch is the one to give the final say so and I will talk to them. Come springtime they might be right back to where they're at in the Village Center but for now that will change a little bit. Just to update you on the HOA run events that went on that I mentioned last month. We had the master association asking to help with adding lights. We do a good amount, but this is a big neighborhood. Between the entries that we have and all the columns and buildings that get lit up, it's a lot of work. I don't bring in commercial companies because they are thousands of dollars, so we do it with our maintenance crew in between all of the rest of the work that we have to do. They wanted to help out, so they posted on Facebook to get volunteers in the individual neighborhoods. It sounded great over Thanksgiving but come that next week when I handed out all of the lights to them, they basically got one neighborhood over there, so it didn't really work out. If it would have been successful it would have saved my guys a lot of time but I know how it is trying to get that participation so we will see if they want to try it again. The other was the tree garden that was going to be at your sister district around that concession stand. They did sell trees, but they didn't sell to businesses like I thought they would, they sold to groups so there were cub scout packs and girl scouts and things like that. They were supposed to take care of it themselves, but just the setup of it hasn't worked out so we will see if they try that again, but I don't think it's going to continue next year.

Moving on to the pool side, there's just one thing to be aware of. The cool weather did come in pretty strong. We've had a lot of cold days the last couple of weeks and we've already worked on our second delivery out here for the heater. Typically, I wait until after Christmas vacation but I'm going to start using those covers at the end of this week. We're already starting to blow through a good amount of the budget for that heating and there's not a lot of people out. The biggest complaint we get when we use the covers is, we don't go into the night. They come off at 10 when the sun is nice and high, and we put those back on at 4:00 and the place is closed up by 5:00. That will be something that starts this week. We usually send it out by email and post it on the website for those hours. We had a wedding this weekend and it worked out that it was a small group. We have one more rental planned for this month, so we are slowly starting to

get back into it and we are getting people asking about it but not really booking it. If you've watched the news it is a little rough out there so that concerns a lot of people when they want to spend money for this room if they're going to be able to have their parents or in laws travel in to see their wedding, so it is slowing that portion down a little bit, but we have had a couple of events.

I was hoping to have a couple of estimates for you. We talked about the pool fencing last month. It's been a little tough with the holidays to get companies out to do the estimates. I did mention we could do it ourselves and it is the easiest way. It should be low enough to do within my portion to purchase the fence, but I usually like to bring a couple of estimates just to compare. The one other thing I did look at was reusing some of our fence. We have had those issues with people constantly jumping the fences and things like that and I've even thought of removing some of our shorter fences and putting an extended fence in place of what is out there now on the outside.

Mr. Swartz asked you're talking about back by the walkway?

Mr. Soriano responded the walkway on the tennis side and then also this one by the road. It's just a four-foot fence so everybody walking up and down this road in the middle of the night is jumping over that way, especially when they're getting chased down by security guards or CCSO officers. We had a four-foot fence over at your sister district too and that has been changed out.

Mr. Morris asked did it work?

Mr. Soriano responded it helps. If people want to sneak in, they're going to sneak in.

Mr. Swartz stated and the biggest concern I remember is it's going to look like a prison if we put up this tall fence and if you haven't noticed it, then obviously it doesn't look like a prison. It's the black aluminum and it looks decorative.

Mr. Soriano stated there's one other estimate I'm looking to get just in case that ends up saving us. We're going to do some work on the interior anyway and that would save me there to use that, but it really depends on that estimate and what we want to do outside. I think we're going to do the gazebo first. We did the boardwalk going out to the gazebo so that's the recycled material and it looks nice and has worked out well. I want to go ahead and move to that gazebo portion first before we start working on that. The timing of the boardwalk is going to be a little tough. Kids do use that for school. We get a week and a half off for Christmas break and I can't

do that whole boardwalk in a week and a half so a concern would be shutting down that boardwalk when kids use it to access the school from those neighborhoods back there so that may be something that after we're done with that gazebo it waits until school is out. Unless I spend more money and bring subcontractors in to do that.

Mr. Hartigan asked can we break it up into sections to where some is done Christmas break, and some is done spring break and any remaining during the summer?

Mr. Soriano stated we could go that route and just spread it out. Either way it works out where it's not done until the summer, but at least we can start movement on it if we do it that way.

Mr. Swartz stated you've got the school kids issue then, but if you wait until summer, you're going to get all of the Creekview families upset and all of the ones that are in Forest Brooke that typically go that way to get to the pool, so maybe doing it in pieces would be more appealing.

Mr. Steiner stated I think it's used by more than just the school kids, so I don't think we need to tie it into that. If we need to look at working maybe one to two sections so that it's not left for any length of time with major gaps in it where it can't be used, but it will extend the time on it.

Mr. Soriano stated it's 457-feet from what I can see on the property appraiser's website and that's an estimate so it's a good size, so even breaking it up is a few weeks but if that's the route we want to go we can do it that way. It makes it cheaper because I can only buy so much at one time. We're still working away at finishing up some of the projects. The storage building I'm waiting for a garage door out there. We've already dug and we're going to do the footers for the last canopy out at the adult pool. We have screening going up and all of the fencing work is complete so that is almost done. We're waiting on custom sections and the double opening gates back there and that's about it. Once everything is done with that storage area and I can enclose it, then we can start making plans for getting those containers out of the way.

Mr. Morris stated the one canopy that is already installed looks great, so you said this is the last one?

Mr. Soriano responded yes that side is done. It's the one on the right-hand side that is going to be last. We started after the end of summer when pretty much everybody is gone so not

a lot of people have seen those canopies yet, so I think it'll be nice when they come in and see everything completed.

Mr. Morris stated you mentioned retrofitting the fountain.

Mr. Soriano stated I do have that on there, the landscaping portion we did finish out with the contractual agreements. We're a little bit late, but as you guys know that landscape contract is huge, especially with those annual replacements and new items. They are complete as of this last month. If you get a chance to walk down there, you'll see the work we did in front of the tennis entry that has opened it up and makes it look a lot better. Some of the skimpier trees that didn't make it thanks to our large oaks are gone and we have some new plant material in there. That bowl that is down there, if you remember there was an odd little fountain and it was mostly a rusty bowl and mosquito area, that is now nice new landscaping and they have installed irrigation. It looks nice.

Mr. Morris asked so the original design, was that just a poor design with the landscape material because that oak was blocking it?

Mr. Soriano responded even the magnolias get large. We do have one that is really big there, but sometimes the magnolias get overshadowed and can't make it up and out of the way. Those oak trees down there are growing pretty well.

If there are no other questions, I do have somebody here I want to make an introduction for. This is not something that is on my report. If he wants to wait, he can wait until the public comment portion, but this is Sam Crozier, and he is part of the Towers Group. He's here more to talk to your sister district, but this is an item that they will be discussing that would have a little bit of impact on you.

Mr. Crozier stated I am with Towers Group. We did Forest Hammock, Arbor Mill and Village Center. We are doing a new project down at the end of Oakleaf Plantation that will be called Sugar Leaf with 118 single family lots and I'm really excited about it. We've been working for almost five years to get that deal worked out. What we've got is a little bit of an interesting situation where we're so close to the amenity center and I think there are some things we can help each other with, certainly with Double Branch more than you all but as Jay said, you guys work so close together I wanted to give you guys a preview of what is coming and certainly it's always good to know what is happening with the neighborhood. The Spencer's own a massive amount of property down there. We have a very small portion of it and then Rick Wood is coming

through the Kindewood side. To the south they haven't decided what they're doing so they're in no rush. We have some interesting community spaces inside that I think could solve some issues that the CDD is having with your capacity. I know on the other side there are several days a year where the pool gets shut down pretty early due to capacity so we're trying to figure out how we can help alleviate that. What we're going to discuss with them is limited access.

Mr. Morris stated the way I understand your exclusive entrance is on Oakleaf Village Parkway, so it won't connect with Rick's property?

Mr. Crozier responded not at all. There is a wetland head that has been delineated so there's almost no way to go through there unless you are the DOT or State.

Mr. Morris stated okay, we will trust their decision.

**SIXTH ORDER OF BUSINESS**

**Audience Comments / Supervisors' Requests**

Mr. Steiner asked where do we leave things with what Mr. Swartz brought up about wanting some signs saying no motorized vehicles? I for one was against a whole lot of signs, but if there is no decision made, I wouldn't see a problem if two signs go up. One down there where the vehicle access is by Briar Oaks. There is a path through there that is used by motor vehicles and that is probably where there are coming from on that end and then place one sign down here at the entrance to the promenade. I wouldn't have a problem with two signs going up. I just don't think it makes sense putting up signs where there is no access for vehicles to get in, so you're depending on them trying to read it as they go by.

Mr. Swartz stated I thought that was the decision.

Mr. Steiner stated we were talking about putting signs where the alligator signs are, and the alligator signs aren't all at those locations. There's a lot more of them along that promenade.

Mr. Soriano stated we did agree to go ahead and get signs but it's just on location.

Mr. Swartz stated I don't want them all over the place any more than you do.

Mr. Steiner stated that was my suggestion. I just didn't want to see all these signs going up.

Mr. Soriano stated okay so down here and then one at what is right now the undeveloped area.

Mr. Steiner stated yes.

Mr. Soriano stated I will eventually likely have to move that. I'm hoping we're getting some development moving sometime soon.

Mr. Steiner stated hopefully when they start developing that it will close down that access.

Ms. Suchsland stated they have been surveying and there is a backhoe in there today.

Mr. Morris asked that's D.R. Horton?

Mr. Soriano stated that's the builder. I'm not sure who the developer is.

Mr. Swartz asked do you know what they're building there? Is it mixed use?

Mr. Perry responded I believe it's single-family units.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

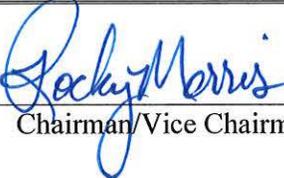
Mr. Perry stated our next meeting is going to be January 11, 2021 at 2:00 p.m. at this location.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Swartz seconded by Mr. Morris with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman