

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, June 14, 2021 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:

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

Also present were:

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| Jim Perry | District Manager |
| Mike Eckert | 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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the May 10, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated included in your agenda package are the minutes of the last meeting, financial statements as of April 30th, your assessment receipts schedule showing you are about 99% collected and the check register totaling \$152,390.71.

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

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Revised Amenity Rates; Consideration of Resolution 2021-06

On MOTION by Mr. Morris seconded by Mr. Hartigan with all in favor the public hearing was opened.

Mr. Eckert stated you have before you a resolution, which adopts an annual non-resident user rate. Staff has proposed an annual rate of \$2,200 and that is included in the resolution. We will have to pause this to give an opportunity for public comment and then after that I'd like to enter some information into the record of the public hearing, then we would close the public hearing and we would ask you to adopt the resolution with whatever modifications you believe are appropriate. Is there any member of the public who would like to speak to this issue?

There being none, Mr. Eckert continued.

Mr. Eckert stated included in your resolution are certain findings and these are based on some of the work staff has done since we published the notice of the meeting and prior to that. We have analyzed the District's amenities, as well as the cost to construct, reconstruct, install, replace, repair, operate and maintain them. We've analyzed the level of debt service assessments paid and to be paid by unit owners within the community. We've also analyzed the level of operations and maintenance assessments paid by landowners. We've analyzed the wear and tear on community facilities that are anticipated to be created by additional use of the facilities by non-landowners, the cost of which is required to be paid for by the landowners within the District. We've also considered the fact that non-landowner users bear no financial responsibility for general liabilities in the District and the operation of the property. We've also analyzed anticipated treatment of the District facilities by persons using the facilities without a sense of ownership. We've analyzed and considered the possibility of daily user rates and monthly user rates, however landowners who are required to pay assessments don't have that option. They pay an annual fee. Given the costs associated with administering a daily or monthly fee, we believe an annual fee is the most appropriate for this board to consider. With that said, we've also looked at other communities with either similar amenities or lesser amenities and we believe the \$2,200 range is certainly comparable to the annual user rates implemented by other CDDs in the area. I

think yours is still a little bit lower and a little more competitive than that but based on all those factors provided to you today and based on staff research up to today, we'd be happy to answer any questions you may have on this particular proposed rate. If there are no questions, we'd ask for a motion to close the public hearing and a motion to adopt a resolution.

Mr. Morris motioned to close the public hearing.

Mr. Swartz asked will we have the ability years down the road with inflation adjusted etc., to change this without having to go through a public hearing?

Mr. Eckert responded no; you'd have to go through a public hearing again.

Mr. Reynolds seconded the motion made by Mr. Morris. On voice vote with all in favor the public hearing was closed.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor Resolution 2021-06, adopting revised amenity rates was approved.

FIFTH ORDER OF BUSINESS

Consideration of Moving August Meeting Date to August 9, 2021 and September Meeting Date to September 7, 2021

Mr. Perry stated the August meeting would be held at 6:00 p.m. and the September meeting would be held at 2:00 p.m.

Mr. Swartz asked we're just switching them, is that what we're doing?

Mr. Perry responded the timing is changing. The budget we're approving today doesn't have an increase in assessments and we need to have it adopted 60 days later and with your sister district's schedule is doesn't work out well, so we're looking to have both of the budgets adopted on September 7th.

Mr. Steiner asked do we have a requirement to provide the 6:00 p.m. meetings?

Mr. Perry responded you don't. Typically, you and your sister district have one in the spring to address any changes in the rules and then we typically have on in the August/September timeframe for the budget. With it not being an increase in assessments we don't anticipate there will be a lot of people, so we're proposing the September meeting to be at your normal time.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the meeting date changes to August 9th and September 7th were approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2021-07,
Approving the Proposed Budget for Fiscal
Year 2022 and Setting a Public Hearing
Date for Adoption**

Mr. Perry stated you have been provided a copy of the proposed budget. This is the start of the budget process. Today, we would be looking for you to approve a budget and then in September you would be adopting the budget for the next fiscal year. Just a brief overview, the amended budget starts out in the first column for 2021 and our actual results through April 30th, what we're projecting for the next five months and total projected through the year, then what we're proposing for fiscal year 2022. Between now and September we will be updating the projected amounts and we might have changes in the individual line items based upon actual results and so forth but we're not changing the total amount of maintenance assessments and we don't anticipate there being any reductions in assessments. There are cost savings and we will put those in the reserve accounts. Regarding the expenditures in the general fund, you'll see they are less by about \$200,000 from last year's budget and the result of that is a transfer out. At the bottom of the page on page one, the last line item, if you recall, we transferred dollars into the capital reserve funds and those were excess dollars that we anticipated the district would have this year. For next year, we're not anticipating any transfers out at all in the general fund. After that, you have short narratives by line item of the specific items in the general fund and then on page number five we get into the recreation fund. You'll see there is in total some increases in the maintenance assessments and that is because of some of the changes in the development units up the road here. On an individual basis, there's not going to be any change in the assessments to the property owners. Regarding the administrative section, you'll see that is somewhat flat, especially when you take into consideration the capital reserve and you'll see we had dollars budgeted for last year into capital reserves. This year, we're not proposing any. For the common area expense, you'll see an increase of about \$80,000 and the bulk of that is related to the increase in security for this next year. We budgeted \$75,000 last year and this budget we have \$150,000. In recreational facility, you'll see about a \$700,000 differential there and again, that's related to

the last line item on page number six where we interfund transferred out \$700,000 to the capital reserve account under last year's budget. On pages seven through fourteen is again a narrative of the individual line items. Then you have the debt service fund for the Series 2018-1 and 2018-2 bonds, along with the amortization schedule. On page eighteen are the assessments for the different product types that are out there. Finally, on page 19 you'll see the capital reserve funds, which will be about \$1,500,000 anticipated at the end of next year. Exhibit A, the last page just shows you the working capital funds that are available and the excess that we have in the different funds, as well as the estimated reserve fund balance. Your district and your sister district are fully funded under the reserves as of now and there are still some excess working capital dollars.

Mr. Steiner asked having to do with the adult pool gas heat, is there any way in the coming year you can track the number of residents using that pool once the heat is turned on?

Mr. Soriano responded yes; we do that now.

Mr. Steiner stated in the past it's been only a few and we're talking about \$30,000 in gas. I know people have been told we have a heated pool available 24/7 twelve months of the year, but it's getting to the point to where that's an awful large expenditure for very few people. We've put the multi heaters in to reduce the cost of equipment dealing with the heating of the pool. I know Jay has played games as to when to put the covers on, when we turn the heat on and everything else, but we're still carrying \$30,000 for heat and it would be good to have some hard figures that shows what is being utilized there by who.

Mr. Soriano stated it remains consistent at five residents. Inconsistently, you're probably talking about 10 or 12 from the months of December through February that come out, but there are about five that use the pool regularly all season.

Mr. Morris asked the hours of use are typically morning?

Mr. Soriano responded yes, these are lap swimmers that like to get their exercise and they're coming out first thing in the morning. That may cut them down a bit when we go to covers because we don't pull the covers until 8:00 in the really cold months, so January and February, and the reason for that is we want the help from the sun when we pull the covers. It's dark at 6:00. It's a great time to exercise but we don't want that heat escaping.

Mr. Morris asked is it your plan to modify when the gas kicks on if we're going to not take the covers off until 8:00 a.m.?

Mr. Soriano responded I don't know how much more modification can be done as far as turning it on. We generally turn them on in November. We don't start pulling the covers right away. The covers will save a lot more of your gas and heat so if we want to modify that we can pull those earlier, but then the complaint we get is since we're using the covers, we cut down that daylight time and we're only available during those hours. We can put the cover back on around 4:00 or 5:00 when staff is leaving, and the sun is coming down. I get all those complaints from residents that they don't get home until a certain time, but of course they were never using it before or at least I never saw them signing in, so we get that complaint and that's why we haven't changed that portion much. I don't know if it's going to make much of a difference. If we want to heat that pool, the way those heaters are running and with the average temperature the way it has been the last couple of years, we're still going to be \$25,000 on a good year.

Mr. Steiner stated we're doing good on budget, but we have an unknown year coming ahead. Hopefully the revenues will come back up on the amenity center, but if they don't, we may have to look at other areas to go ahead and adjust and I wanted to lay the groundwork so we can have the information available to the board before we reach that point.

Mr. Soriano stated I've talked about it before when we get to that October/November timeframe about planning for that year and I'll do it again this year. There are a couple routes, whether we plan for it ahead of time. I close for January and February completely and I just keep the covers on. There's not a lot of use in those months, but it's the fact that we've tried to say in the past we have a heated pool and it's open year-round. It's a nice amenity.

Mr. Swartz stated I think if we could compare that to a cost benefit analysis with the other amenities we have here per person.

Mr. Soriano stated or we go the other route if you want usage. I've mentioned before we could do things like on the weekend opening it up to families. We would have to have a pool monitor and staff, which would offset that savings, but at least it would get used if we want to say we need the amenities to be used. We really have to decide what we want, but that's something I'll talk to you guys about again in October or November.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor Resolution 2021-07 approving the proposed budget for fiscal year 2022 and setting a public hearing for September 7, 2021 at 2:00 p.m. was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert informed the Board he had nothing to report this month.

Mr. Hartigan asked did the legislature decide on the ethics training?

Mr. Eckert responded mandatory ethics training for special district Board members did not pass this year.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager – Memorandum

Mr. Soriano stated since I saw you last, we have had our dive-in movies. One on your side and we just had another this last week at your sister district. Those are going well, and we were extremely busy this last month. I was kind of worried we were going to have to stop families from coming to the pool it was so busy. We did it in conjunction with our food truck night and we had five trucks out there that sold out. Yours here was not quite as busy. The trucks did sell out, but we were still in school and what we saw then is what we've seen over this last month. Basically, that last week of school, everybody got out and we went from 0 to 60 in a couple of days. We are completely packed out there and all our amenities are busy. If you look at the amenity usage, that's our tracking that we do for all the amenities, the individual scan-ins for the month. Those numbers are close to the same month back in 2019 so we are getting back to normal usage. We also had our School's Out party, and everybody enjoyed that. That is an event we do at both sides and that was busy. We do have a couple of events coming up. The next dive-in is here at your facility. We take off the month of July because July is so busy anyway and we try not to do those big community events so August will be the next dive-in and then we do the last dive-in of the summer over at your sister district and then we go back to those movies on the green until we open up the pools next year. We have a dog park opening over at your sister district that I'm planning for July. We are waiting on a couple more items. Fencing is still proving

hard to get and we need to get a fence placed around a very large drain culvert that we don't want dogs getting into and then we have signs ordered for around the whole property that are a little slow getting in. That is an event I'll probably handle myself and I won't have staff there. This should basically run itself.

Mr. Steiner stated if I remember correctly, you said the area it was in really didn't lend itself to being open access and it was more for the neighborhood there because parking is limited if any.

Mr. Soriano stated right, there is no parking. It's one of those things that is meant for people to walk to, like our playgrounds, however it's still available. You could park at the Village Center or the school and walk down. That is one of the neighborhoods along Oakleaf Village Parkway.

Mr. Soriano continued. Our pools are fully open. The swim team is in full force. We are done with our swim meets that are here. We've already had two and everything has gone over well. This last weekend would have been the busier weekend. We had a wedding going on in here, we had the swim meet going on and we also had a very large tennis tournament going on. I didn't get called by the police over the weekend so they're doing a good job of being able to get back to operating with all these things going on. There is a standing request every year since they've been open for Oakleaf High School to use the lap pool during their high school season. Mike's office is dealing with the school district so we can get an executed contract for this year for them. If you remember, the school district lawyer stopped in last year so we could update that contract and we will do it again this year. I had talked to Ridgeview. They used the pools last year, so Oakleaf and Ridgeview shared that pool. I don't know that they will be back this year. They would like to be, however it's hard to get practice times in with the two of them and I'm not going to get involved to take time away from one and give it to the other or anything like that so if the teams can't work it out together, then this is Oakleaf's spot and Ridgeview would have to go someplace else. They typically practice at the Y, but the Y shut down during the pandemic and they have gone to instituting a whole list of new rules and expectations for outside programs to come in and also increase the rental rates for the team, so I hate to see Ridgeview put through the ringer like that, but Oakleaf was first to be served here and those kids are a lot of our families.

Mr. Swartz asked would you let them use Double Branch?

Mr. Soriano responded they do. That contract allows them to use both facilities so let's say Ridgeview has a meet here, Oakleaf wouldn't be able to practice that day and Oakleaf would go to Double Branch and so forth, but it's one of those things that I expect the coaches and the assistant directors to work together. They can't dive at Double Branch.

Mr. Swartz stated my kids were originally at Clay and they couldn't dive there so it was just a place to swim laps.

Mr. Soriano stated if they're able to come to a conclusion you may see that request from Ridgeview. It is a better fit facility and there are a lot of families that are our families here too, just not as many as Oakleaf.

Mr. Soriano continued. Aqua Zumba takes place at your sister district and that may change a little bit. I have talked to the group instructor. Your sister district will be changing that room to become part of the fitness floor. Over the years, the group exercise really has not made it big and that room has not been used like we thought it would. In fact, the yoga program that is held here is actually more successful and consistent than many of our programs. People don't want to pay for a group class, they want it to be something we provide for them, so it's not really been able to build up. We are going to use that room for more fitness floor area. It will probably morph into a cardio room. The room that we have now for the equipment will become more strength equipment. However, she is still doing the aqua Zumba. That is a little more successful because we also don't charge her per guest the same way, so she makes a little more money that way. I have tried to get her to use this pool because that pool and deck is perfect for things like that, I just think she really likes that side over there.

Moving on, we are slowly ticking up in those rentals. I would like to ask that as of August 1st that we move to full capacity. We have been operating at half capacity up to this point. We have had a lot of tours and a lot of people interested in renting the room, but I think that is one thing that limits them. There are a lot of places that still have those capacity limitations, but they are all getting rid of that. I think that will be one thing that gets us back to normal and gets that room rented more. If you recall, there was a point that we were rented out pretty much every weekend and we're not securing rentals for every weekend right now.

Mr. Morris stated let's do it.

Mr. Swartz stated yeah, that's what I say. Is there a reason we can't do it ASAP?

Mr. Soriano responded most of them are booked now and I'm not trying to go back to the ones that have already said they're going someplace else. We will just start it August 1st so that anybody that is coming in and looking at those dates will be allowed to. It's up to you guys.

Mr. Swartz stated you don't have to call those back.

Mr. Soriano stated once it's done, I have to inform everybody. I would feel bad, and I wouldn't want anybody to approach us later with anything considered wrong.

Mr. Morris stated I would say let's just make it available and open it up.

Mr. Hartigan asked does the CDC allow 100%?

Mr. Soriano responded in Florida we can operate at 100%.

Mr. Hartigan asked and we would be covered?

Mr. Eckert responded yes. You still want to have some signage and there's a couple things insurance companies want to see, but other than that they have not had any concerns with opening to full capacity.

Mr. Soriano stated we also have a little bit more protection as of about a month ago with concerns of liability. I don't have concerns that we're adding on 75 more people.

Mr. Steiner stated you had mentioned earlier that we had a very active session with a lot of things going on. Did we run into any of the parking congestion you were concerned with before?

Mr. Soriano responded not congestion. Our swim team starts early so that's not much of a problem, and we've done good over the last couple years with letting people know that if you don't want to deal with a lot of commotion, stay away on swim meet days. Tennis forgot to check with me, and they had this planned early in the spring but didn't give me the date. He thought about canceling and changing, but it was a big tournament, and he just forewarned his people. He did move a lot of his bigger matches, so people that are traveling and ranked better, to later hours that way the swim meet would be done. I haven't heard any complaints out of the wedding so far.

Mr. Steiner asked what did we decide on looking at the increase of parking space out there? Did the Board ask you to get quotes?

Mr. Soriano responded yes; I haven't gotten it yet because I'm still dealing with getting these guys to work on the asphalt expansion at your sister district. The expansion over on that side is about a third of what you are looking at. You are looking at that grass going down the

side behind the softball field there to get you one more row basically. Right now, I've got a verbal quote of \$52,000 just for grading, rock and curbing and that does not include the asphalt so if we end up at \$65,000 for that job, that's what they voted to not exceed earlier this year. You guys are probably looking at \$150,000 or more.

Mr. Steiner stated it sounds like something if we decide to do it, we need to do a little advanced planning on how to work it in.

Mr. Soriano stated moving on, the last couple of months we've been going over policies and I wanted to go through those. I printed the whole packet for you guys and changed the wording on those numbers that we had talked about and reformatted. I have items highlighted in yellow and those are items we have been talking about for the last couple of months. There are six pages that have these highlighted areas. The first one had to do with the adult children or other adult family members moving into a household with them. The adult children or other adult family members may be considered part of the District household for purposes of amenity privileges from the ages of 19 years or older if they meet all residency requirements previously stated in these policies. We did talk about having them come back every year and show the driver's license. They will have to update that every year so in our system it actually turns that card off and they just come in and show it. As long as they show it any time around then the system will turn it back on. The homeowner or lease owner will sign an affidavit saying they do in fact live there. The lease is easy because I can also get that from the company that leased to them stating they've added someone to the lease. I do want the affidavit because we do have issues. For instance, with our apartments the way they work is you pay an extra \$75 and you can get added to the lease and they may not be part of their family. I don't like that, but if they're truly living with them and that's all they ask for, that gets them on the lease. The affidavit is basically just a threatening piece of paper saying if anything is found out different, you may get your privileges taken away too. The next one is on page three. This was that added section I talked about limiting coolers at the pool. They have been doing that this summer and we haven't gotten any pushback. They're still allowed coolers; we're just not allowing those large wheel-in coolers with a full day's spread of drinks and food.

Mr. Swartz stated of course that doesn't apply to the swim meets when they're bringing stuff in for the volunteers.

Mr. Soriano stated yes. Same thing with special events. We have that wording in here, because that's also why we don't allow all the tents and chairs during normal hours either but for swim meets we do.

Mr. Soriano continued. Page eight is our next one and it's regarding pets. We took out the no pets on District property rule because it was a rule, we just had always been lenient and allowed them as long as they were taking care of their dogs correct, they were on a leash, and they were picking up after them. We know especially in this last year or so that has not been as much of a case and the biggest problem we get complaints of is we're being inconsistent. Now we've spelled it out that you can have dogs, but we're going to limit it to certain places. They are not allowed in any of the fenced in areas defining or enclosing any of the sports courts, fields or pools, multi-use fields located next to the baseball/softball fields that the kids practice on, on the grand lawn, any of the mulched playground areas around the District's property, or any of the walkways or hallways or rooms within the District buildings or structures. We also included the wording from the Clay County code underneath. Number two was there would be no skateboards, rollerblades, scooters, golf carts, or any motorized vehicles on any District owned properties. Users may not ride bikes in paver or sidewalk areas in main building areas. Security guards should be telling them they have to get off and walk their bike, they cannot ride their bike in those areas. We also added a rule for the drone issue. Drones may not be flown on District property without first obtaining written permission from onsite management. On page nine there is an addition of the table of rates. We've always had these rates for tables and chairs and things like that, but they were never addressed in the policies themselves so as part of our changeover with the non-resident fee I wanted to list that there so that is listed in our policies at \$2,200 per household and I listed other items that we've voted on in the past so all our rates are included in this policy booklet. Page 10 I added wording explaining how the trespass citation works. It says at any level offense if a user is asked to leave the facilities/grounds by staff and the user refuses, the user may be issued a trespass warning by Clay County Sheriff's Office. If a trespass warning is issued the user may automatically lose district privileges. We've always had in there that they can be trespassed, we've just never spelled out how that happens. We have to ask them to leave first and then I have staff explain to them if they're refusing what that entails to warn them, they could be trespassed. That is everything changing in your policies. Most of it is not additional, it's just clarifying various rules.

Mr. Hartigan asked as crazy as it sounds, underneath number two can you add roller skates? Sure enough somebody is going to say roller skates are not included.

Mr. Soriano responded I don't see that being a problem to add that. Once I go through this with your sister district too, they do have a couple of things that are different such as their dog park now so they will have a section with that, but I tried to reformat everything to match it up as best as I could. All our rules are pretty much the same, you guys just have different types of facilities. Once I go through theirs tonight I will re-type them and I will send it off to Courtney to put on the website and we will have everything finalized.

Mr. Eckert stated you've done a really nice job on this so I don't have many substantive comments, but in terms of the provision talking about if you've been issued a trespass warning you "may" lose your privileges, I would suggest you do lose your privileges until such time that we get to the next board meeting for the Board to evaluate how much longer you will lose your privileges so if when you adopt this by motion, if you don't mind just doing it subject to final District Counsel review so I can tweak that. I don't want them to say it's up to your discretion. If you call the police on somebody and they won't leave, then they ought to lose their privileges until they can get in front of the Board and explain why they did that.

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| On MOTION by Mr. Swartz seconded by Mr. Steiner with all in favor the amended policies were approved subject to final review by District Counsel. |
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Mr. Soriano stated if you've noticed all of the fans, we have one air conditioning unit that has died on us. We have two very large units that handle this room. A couple of years ago we replaced the indoor air handler for unit number one and that has done a great job on this side, it's the other side of the room that is down right now. We did not replace the outdoor unit. We have one indoor unit and there is a second indoor unit downstairs, but you have the two outdoor portions of those A/C units. The outdoor air handler downstairs for that side is what is out. The unit is very old and is the original for this building, so it's been around for 18 summers now. It's also obsolete using R-22. That refrigerant is not easily obtained. Just finding the unit alone, even a newer model has proven tough. I've been quoted \$8,500 to fix it. They didn't give me a final written quote because we can't find one on hand. They started looking last week when they were out here last week. As soon as we get one, I would like to make a purchase. I don't need a vote

because this would be considered an emergency issue. This is as cold as I can get it. That creates a problem when it's 97 degrees out. We had a wedding in here this weekend, and they did not complain. We gave them those fans and we were able to handle it. I can send you guys an email with the final amount once we locate a unit, but just wanted to prepare you for what kind of capital costs we're going to incur here.

Mr. Swartz asked is there any way to do like what you did with the gas on the pool and break it into smaller units?

Mr. Soriano responded there's two units already. To do work like that we would have to add piping to the building so that's a little bit harder than the pools where all the piping was outside. This piping runs through the walls. However, I have gotten our A/C guy to agree that we have the new unit up here, downstairs portion out there is old and the one that went out is the one next to it, but when we get the new one, we're going to swap them so the new one goes with this new inside unit that we have. It will operate better, and it will be more efficient. It is a little more work for him, but once that happens, we will have one old unit and one new unit.

Mr. Morris stated get it done.

Mr. Soriano stated the last thing is, we have our new security company. They have been doing a good job and they have been getting the bumps and bruises enforcing rules, especially trying to enforce some of these new rules without them being officially in place. One thing that was broached last meeting was the purchase of a golf cart. I have looked around quite a bit and gotten pricing anywhere from \$5,000 to \$8,000 for a nice electric golf cart. My biggest concern is I want two of the same carts. They can be used, but I want two of the exact same ones because it makes it easier on us in the future maintenance-wise if I'm buying for the same vehicle. That is what we do for our gas carts right now. We have one that is a 2013 and one that is a 2008. If this is something you guys would look forward to doing, I know Double Branch is really ready to make the move last time, but I wanted to get them in place first. It's not something I'm going to buy tomorrow, but if you guys do want to do this, I would ask for a not to exceed of \$8,000. If I can find two matching ones and they're about \$5,000, then we save some money.

Mr. Steiner asked you're talking about one for each of the communities?

Mr. Soriano responded yes. You would each have your own and they would not be shared.

Mr. Hartigan asked where are they going to be stored?

Mr. Soriano responded we have our nice new storage area so we can do that, or I can have it stored back here. It wouldn't be under cover, but we have a driveway that's gated and locked and that would keep it closer. I think it would just be nicer if it's raining to have them covered.

Mr. Reynolds stated if they're going to have to be charged it's going to have to be a place that can charge them.

Mr. Soriano stated we have electricity.

Mr. Morris asked so what do you need?

Mr. Soriano responded I would do the not to exceed at \$8,000.

Mr. Steiner stated sounds good to me.

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| On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor purchasing a golf cart at an amount not to exceed \$8,000 was approved. |
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Mr. Steiner asked the carts are not being rolled into the contract with the security company?

Mr. Soriano responded no; this is going to be our asset. It's a little easier that way. If you remember, we were trying to look at those rates before we approved that had those few dollars an hour added in, but we have so many hours here that after a year we could have just bought our own so that's why we did it this way and I will make sure staff understands that if we need it for something during the day it will be well maintained and cleaned. I don't want the security guards driving around in what seems like a janitorial or maintenance vehicle. That's what the gas carts are for, but I do want them to be able to use it if they need to.

Mr. Morris stated and charged.

Mr. Hartigan asked just out of curiosity, I'm not saying this would actually happen, but if the security guard hits another car, who is responsible for it? We own the cart, but they're driving it.

Mr. Soriano stated that would be a bit of an argument, but they do have their own insurance as a company doing work here and then we do have our own liability insurance so part of that will be an investigation of what exactly happened.

Mr. Swartz stated I spent a lot of time at the pool the last two weekends so I couldn't help but notice a couple of things to put on your list. The family bathroom that we have there, the lock on it doesn't work so people had to stand outside to guard the door.

Mr. Soriano asked the one at the aquatic's office?

Mr. Swartz responded yes. And the fountains just outside of it have rusty stains all down it so it needs to be cleaned up. We have a beautiful pool, and it just looks a little trashy. I noticed some of the pavers are sinking in certain places.

Mr. Soriano stated we can take care of the pavers pretty easy. That's just sand. They're pretty, but a lot of work.

Mr. Swartz stated I know the covers were donated for the dive blocks, but they look terrible so either get rid of them or replace them.

Mr. Soriano stated yes, the dive blocks were painted by the HOA to say Oakleaf Swimming.

Mr. Swartz stated those look great. It's the covers.

Mr. Soriano stated the blue covers that go over top of it were part of it. If you guys want to purchase some that's not a high dollar item. I can go ahead and take care of that. I could just ask the swim teams first to take care of it.

Mr. Swartz stated that was going to be my first suggestion.

Mr. Soriano stated that's where the high school teams fall in to me. Especially Oakleaf; we've never charged them so if it's something they want to help with paying for and donating I look at it like they're the only ones that use the blocks. We're not allowed to put blocks in for anything else other than competitive teams.

Mr. Morris stated find out what the cost is and see if you can split it up between the teams.

Mr. Soriano stated it would be about \$600 or \$700 a piece and then shipping and handling. We don't do logos on those.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

A resident at 785 Oakleaf Plantation Parkway stated I just want clarification. I do have a service dog, but I am not requesting special treatment. I just want clarification. As we talked on the phone you were very generous to respond to my phone call. We love the new security people.

My friend and I walk a lot around here and where you say we cannot walk, I get it, it won't happen, but we were under the impression we could only walk on the sidewalk. I just need clarification where we can be on the grass. We carry bags and we pick up.

Mr. Soriano responded these are the big areas. We don't want them in the grass, even on the lawn so if you're walking by that lawn you would need to be on the sidewalks, but you can make your way out. I don't want anybody to walk in the grass. If somebody is walking on the sidewalk and their dog is in the grass, to me it's the same as somebody that decided to camp out on the grass. The dog is going to use the bathroom and there are people paying extra for that so those areas that are listed in here, you cannot be in the grass at all. I do understand the sidewalk gets hot for the dogs' paws, but if that's the case, try to walk in another direction. We have sidewalks in the back too where the dogs could be in the grass. Walking out, that would create more problem because from here where you're at, you would have to in the parking lot or sidewalk area walking to the preserve. In front, if you're up by the road you can be in the grass, but we don't want you in the sports field area because kids practice there. I see you guys all the time and while you guys are responsible and picking up, we have people that are not, and we have kids that dive there so that's why we would rather people stay off completely. There will be areas outside of there that your dog can walk. If you have to be up here for some reason, just keep your dog on the sidewalk in those areas and of course they shouldn't come through the building. That's going to be a bit of a struggle here until people realize where we're asking people to stay away from.

Mr. Swartz asked have we decided if we're adding signage?

Mr. Soriano responded I've already ordered signage that is going to be coming in. We've got a lot of smaller signs asking people to pick up after their dogs and those will go up first and then we have custom signs. Even for the pool deck we redid all those signs so we're just waiting on them.

A resident stated I'm glad for the new rules. I live in Building One that faces what I call the park and I have a little black devil who thinks he's 100 pounds and he's 16 pounds. There are several people in the morning that run around the ball field off leash, and he carries on, but I know with the new signage and security people that is going to help and as far as walking in the grass out here, you have to dodge poop and we have that trouble at the Preserve. Even with dog

poop stations we still find it, so we get it. Thank you all for those rules and we will do our part and tell our neighbors.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated our next meeting is going to be July 12, 2021 at 2:00 p.m. at this location.

Mr. Swartz stated just pointing out that September 7th is a Tuesday if that's what you meant to do.

Mr. Steiner stated they point out that because September 6th is Labor Day we wouldn't be meeting.

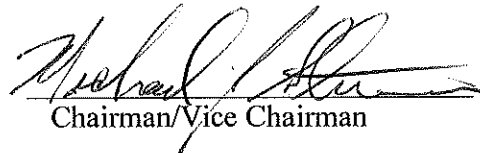
Mr. Perry stated yes.

TENTH 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