

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, July 12, 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:

Michael Steiner	Vice Chairman
Rod Swartz	Supervisor
Tim Hartigan	Supervisor

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Marilee Giles	GMS
Crys Grizzle	S3 Security

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 June 14, 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 June 30th, your assessment receipts schedule showing you are about 99% collected and the check register totaling \$146,233.73.

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

FOURTH ORDER OF BUSINESS

Consideration of Moving August Meeting Time From 6:00 p.m. on August 9, 2021 to 2:00 p.m.

Mr. Perry stated we had set that meeting time for the budgets originally, but there is no increase in assessments, so we are trying to have the meetings at our regular meeting times.

On MOTION by Mr. Swartz seconded by Mr. Hartigan with all in favor moving the meeting time on August 9, 2021 to 2:00 p.m. was approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Mr. Perry stated in regard to the opinion on page one at the bottom, it is what is referred to as a clean opinion. Everything that was presented to the auditors was found to be in accordance with generally accepted accounting principles. On page 26 is a report regarding internal controls. The second to last paragraph on that page also indicates even though testing is limited, they did not find any issues they needed to bring to the Board's attention. On pages 28 through 30 is the auditor general compliance and any recommendations. You'll see we're in compliance with all of the rules of the auditor general and there were no specific recommendations this year or last year. The only other thing I want to point out was brought up by your sister district. On page 21 of this report there is a reference to impact fee credits of \$7.8 million that the District has related to an agreement they signed with the County about 13 years ago. With the construction of the roads within the District we received a credit that we could sell to future developments for units in regard to the traffic impact fees that were present at that time. There are several of those out here and we've never sold a credit to date, but also what happened was when we had the recession, they suspended the impact fees so those had been suspended until early this year and now they've instituted a mobility fee credit. I spoke with two attorneys in Mike's office that spend a lot of time on development rights and impact fee credits and there was a change in the legislature also that provided maybe for an opportunity for the District to sell the credits outside of the Oakleaf DRI area. They're doing further research in regard to that, so there might be an

opportunity that those credits can still be utilized. Your sister district has less than you do, in the \$5 million range. I just wanted to mention that because it is noted in the audit report.

Mr. Steiner asked does that create funds that come back into the community?

Mr. Eckert responded in the event we are able to sell them in a large geographical area, a lot of times you're selling them at a discount if you're selling them in bulk, but those funds would come into the District and the District would be able to use those funds. The only things we would need to check are the bond indentures to make sure revenues from the sale are not pledged revenues for the bonds. Either way though, whatever would come from those proceeds-wise, it would help the residents in the sense of either offsetting O&M assessments or paying down the bonds early. We're going to look at it. At this point in time, I certainly wouldn't count on it and wouldn't buy anything based on receiving those revenues, but I think it is something to look at given the new legislation.

On MOTION by Mr. Hartigan seconded by Mr. Steiner with all in favor the fiscal year 2020 audit report was accepted.

SIXTH ORDER OF BUSINESS

Discussion on Bonus Program for Onsite Staff

Mr. Perry stated this item was brought up by one of the supervisors at your sister district and they're going to discuss it today. I have it on the agenda because both districts share staff. Your sister district is looking at possibly doing some sort of bonus program for onsite staff. I don't know how the other board is going to move forward. Several districts do have some type of bonus program. You can structure it as a formal program, which statutory requirements require you to do. There are other districts that have adjusted the contract of the service provider and provided additional funds to them, which would flow through to their employees directly. I wanted to gauge the interest of this Board.

Mr. Hartigan asked what type of bonuses are we looking at?

Mr. Perry responded that would be up to the Board.

Mr. Swartz asked what brought this on?

Mr. Perry responded it started from a supervisor that wanted to make sure we were able to retain employees that have been here for a number of years and felt there should be some additional compensation to them because of things they've done above and beyond their

expectations and scope of work. I've always told them we do have an internal bonus program at GMS, our fees are reflective of that, and we do pay our employees bonuses. This has been brought up for eight or nine months and he wanted to bring the issue up.

Mr. Swartz asked so these employees have a bonus program in place through their current employer?

Mr. Perry responded yes.

Mr. Steiner asked without understanding the mechanics and the intent, it's kind of hard to make a decision whether or not we want to go along with it. I understand you're just bringing it to us to discuss, but without knowing what they're wanting to do specifically it's hard to give a blank check and say we're interested.

Mr. Perry stated I'm not asking for that.

Mr. Steiner stated I think we need more information. We don't even know the impact on the budget. It may have no impact, but what is the intent of it? Is this one-time, or how is it going to be set up? I can understand wanting to retain.

Mr. Swartz stated they're not our employees, they're GMS's employees. So, there's really no need to have a discussion about it in my opinion.

Mr. Eckert stated if Double Branch ends up with something they like, we can show you where they arrived, and you all can take a look at it.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

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 your sister district will have a grand opening of their small dog park. I have two tentative dates and the main reason for that is we still have one outstanding item that

I'm working on with the fencing contractor. There's a big culvert that sits in the middle of the dog park and we don't want people's dogs getting into the big drain. We've been waiting for two months to get that finished. He did give me notice today that he plans on being out there this week. It's not a large fence, but it was one job in the middle of many so hopefully that will be complete. We finished the rest of the fencing that my crew handles so our tentative dates are the 24th of this month, or the 7th of August. The 7th of August would be a little busy. The night before we have your next dive-in movie at the pool. The last one was at your sister district so this one is here. We also have a back-to-school event that is on Sunday at both district pools. I was asked by the resident that coordinates the fall expo to change the date so she could do a Halloween themed event on October 30th. It should not be a problem. We're not completely busy yet and it's something that is held outside in the parking lot so it doesn't take away from a rental in this room. I wanted to bring it to you guys to see if there were any concerns with it and if not, I'll let her know she can do the 30th of October instead of Thanksgiving weekend.

Mr. Steiner stated if there's no impact on anything I don't see a problem with it. It went smoothly the last time she was involved.

Mr. Soriano stated to update you with the high school swim team usage, we will have two teams here and will finalize the usage agreements. They do still have to work out any issues with practice times and meet dates, but then we also have usage of Double Branch on those days where let's say Oakleaf has a meet here at home and Ridgeview won't be able to practice after them because that meet is a little longer, so they will go to Double Branch for that day. If they can set it up to where one is home and one is away that day, it makes it so much easier but that not only involves the coaches but also the assistant directors that set that up.

Mr. Soriano continued. You'll see our numbers have risen a little bit as far as usage and rentals. We are back to operating normally and just to let you know, as far as our operations, I would like to get back to everything being 100% open. We've done things like taken down a lot of the tape and allowing usage of every bathroom stall. We will also open up all of the machines at the fitness center. The last thing I want to make sure everybody is okay with is reopening the child room.

Mr. Swartz stated I didn't even know it was closed.

Mr. Soriano stated we closed it as part of our precautionary measures. There are still a lot of businesses that don't have the child stuff instituted and some of the daycares in the area

just got back to normal operations in this last month or so. Many of them still had their own internal mask mandates and checking temperatures every day. Unless there are any major concerns, we will open that room up downstairs so people can bring their kids in for workouts.

There were no objections from the board members.

Mr. Soriano stated I was hoping to have some preliminary numbers for you, but we didn't get them mostly due to the rain. If you've been to your sister district, you'll see even through the rain they started working on their parking lot expansion. There are two companies working on that expansion and they are the companies I'm looking to get numbers from for your expansion. Just doing measurements, you're about three times the amount of space to get about 44 spaces though. Their expansion is coming in right around \$65,000 so you're probably talking a little over \$100,000. If I can get them over to get us some numbers so we can make a decision if that's something you guys want to move forward with. They're doing a great job over there. Hopefully we can get the asphalt in the next week or so and we will have that complete before the next meeting.

Mr. Swartz stated a number and a graphic of what it's going to look like would be great.

Mr. Soriano stated I will have to get a little help from our engineer for that kind of planning, but that way we can see exactly where it's at and if I can give them measurements, that's how they're going to come up with their numbers and square footage of curbing, which is one of the most expensive parts of that job.

Mr. Soriano continued. There is one more item that I didn't put on my report that is just a discussion item. If you saw the roundabout after the last meeting, with all that work that's going on, there are rumble strips and lights going in for all of the crossings and there's about three more times the number of signs out there than there was a month ago. With that, the County has come to us about sight distance issues. To see the lights and the signs, they would like us to remove almost all of the trees. If you've driven down there and seen all of the X's and red ribbons around the trees, those are trees to be removed or relocated somehow. We do have quite a few oaks that Chalon has looked at. We're going to trim those; we are not going to remove any of the oaks unless they can show they're a big sight distance issue. The myrtles will probably have to come out. I did ask Chalon to look at possibly transplanting, but time we're done it's going to cost us as much as buying a brand-new tree so it might be easier to just pull them out. That is the County's right of way, we just maintain it. I'm sure we will get some complaints about the trees,

but I think the safety issue of people at the crosswalk is definitely more important and we have to go along with what the County is asking of us.

Mr. Swartz asked on that topic, they're all about the safety and it seems to me the simplest and safest, although not the most cost-effective way to get these kids that are coming out at random times from the schools over across that road would have been to build an elevated skywalk over these roads. I know it's expensive, but it's the safest way.

Mr. Soriano stated it has been discussed with the planning commission. Not just because of us. There are other neighborhoods out here like Forest Hammock, which is a big one that crosses that area constantly to get to the schools and there are many other homes that deal with that so it has been discussed what the cost would be and what the feasibility would be and I think the biggest issue was the immense amount of dollars they'd have to put towards something like that compared to how many people actually live out here. I think it's one of those things that people should attend the County Commissioner meetings and the Planning Commission meetings because I don't know that they realize how many people actually live out here. We've seen it every time when we have the roads shut down for the culvert issues and things like that and they come out and see a four-hour backup of cars. We do have a really good advocate for the Oakleaf area. Our commissioner does talk about things like the roads all the time, but it does take a lot more residents to show up to the meetings. I usually have to try to get our HOAs to understand that and our residents to understand that. I attend meetings and I do what I can, but I'm one person and I don't have any more authority than any one resident does.

Mr. Soriano concluded his report.

Mr. Hartigan asked did you find any golf carts?

Mr. Soriano responded I did, but I'm not really happy with pricing yet. It's been difficult to find two of the same models to make it easier for maintenance. I've gotten a lot of good prices on a single golf cart. There are two golf carts in particular that I'm looking at, the Club Car Precedent, which is your normal golf club car that you always see around, and E-Z-GOs RXV. We have one RXV already, so it would make it easier maintenance-wise but I'm still trying to find two together.

Mr. Steiner stated I wanted to touch base on how it's been going. Have they smoothed out more on the security issues?

Mr. Soriano responded they have. I think they're doing a great job. We have started doing some monthly meetings with the staff so I can go over any new problems that may occur that I want them to pay a little extra attention to, or I even give them an idea of how they should be handling it when it comes to interpretation of our policies and making sure we're enforcing, but not being too tough on everybody but it is working out pretty well. We've talked about the reporting, and I wanted to share with you guys really quick just one of these reports that I'll pass out and I'll share them with your sister district too. This is an incident that occurred this weekend and it's great because they do a good job of reporting, and they email these to me. I did ask them that anything that involves a call to CCSO, or anything that seems a little more important right then to let me know about it. They get these reports to me right after the incident, so I already know what's going on. They have pictures that they send to me. Of course, I get the daily reports that come to my inbox in the morning so I can see what happened the night before at both districts. These reports also act as witness accounts, which is good when those residents show up to argue what happened. We have pictures, we have statements from other people and staff involved, and we have full reports, so I like the procedures and protocols that they have in place. This is a lot more professional, and I think they're doing a good job. We were having a little bit of a bumpy time making sure we had enough people hired to be out here. If you recall, we kind of put them on the hot seat. We hired them and gave them two weeks to get everything ready so that was a little tough, but I think we're covered now. I'll introduce you guys really quick to Crys Grizzle, who is going to be our point person from here on out. The owner/manager of the company that we met before won't be out here all the time, but we will have someone here attending meetings on a more regular basis compared to our old vendor to help us out if we have any issues. It has gotten a little smoother and the more they get to know the place and how to deal with our residents I think that will be even better. The hard part is getting residents to understand that there are rules that have been in place for a long time, and we are going to be enforcing those rules and we have a team here that is taking the time to do that.

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

There being no audience comments or supervisor requests, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated our next meeting is going to be August 9, 2021, at 2:00 p.m. at this location.

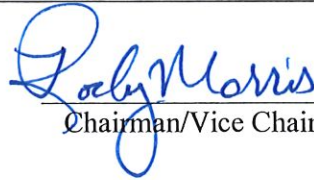
TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman