

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, August 9, 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:

Rocky Morris	Chairman
Michael Steiner	Vice Chairman
Rod Swartz	Supervisor
Mike Reynolds	Supervisor
Tim Hartigan	Supervisor (by phone)

Also present were:

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

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 were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the July 12, 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 100% collected and the check register totaling \$96,614.

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2021-08, Designating Officers**

Mr. Perry stated we are asking the Board to keep the current slate of officers as-is, other than adding Ms. Giles as Secretary and Assistant Treasurer and removing myself.

Mr. Swartz asked is this effective today?

Mr. Perry responded it can be effective today and she can sign the documents.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor Resolution 2021-08, designating Ms. Giles as Secretary and Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS **Discussion on the Fiscal Year 2022 Budget**

Mr. Perry stated this item is a placeholder. We don't have any changes to report right now. We will be updating the year-to-date actuals for the next meeting, which will include adoption of the budget. We don't expect any material changes. Our assessments are set at the same levels as last year.

SIXTH ORDER OF BUSINESS **Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022**

Mr. Perry stated the only date we questioned, and we've done this before, but your February meeting is the 14th so we didn't know if you wanted to change that or not.

The Board had no objections to the February 14, 2022 meeting date.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel – Consideration of HGS Rate Adjustment

Mr. Eckert stated every year at the end of the calendar year we reevaluate our rates and sometimes we propose adjustments to those rates and sometimes we do not. The last time that we proposed an adjustment to our rate was in 2019. The rate adjustments that are proposed would not take effect until October 1. The proposed adjustment is \$15 an hour for myself, paralegals

would increase to \$150 from \$130 and then the associate rates, which you don't have a lot of associates that work on your project, would be somewhere in the range of \$265 and \$285. I would ask the Board if they would consider this request for an adjustment. It will not affect the amount you have budgeted for next year.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the rate adjustments for Hopping, Green & Sams were approved.

Mr. Eckert stated we are reaching out to insurance companies to talk to them about the revised CDC guidance to see if there is anything they are expecting the District to do in relation to that and if we find anything out, we will communicate that with Jay and Jim and let them know. At this point we have received no word from them that they are expecting us to do anything differently.

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 we just had a dive in movie Friday night at your pools and it worked out great. The place was packed with food trucks. There were five food trucks out here. The weather held out for us pretty well, so everybody enjoyed themselves. That is the last event at your pool here. We will do one last dive in at your sister district next month and then movie events will be held outside on the multiuse fields over at your sister district. We also had our back-to-school party yesterday. Kids had orientation today and start officially tomorrow. This was the first time it looked like a regular summer day out there. At any given point there were anywhere from 300 to 400 people out on that pool deck during the party. There was a DJ out there and they were able to win tickets to take part in a raffle. We also had a grand prize where we gave away a stuffed backpack for each grade level. We are now back into our limited schedule

for the pools since they're back in school Your pools are closed today, and your sister district's pools are open. Then they will close tomorrow, and your pools will open. That way, for the few families that may not be in school whether they're home schooled or doing online, they can come out to the pool. There's no sense in having a full staff over here and over there so we are on that limited schedule all the way into the middle of September and then we cut back even more. We are getting into our high school swim season. You guys will have two teams here. They are already working together to get enough practice time and they will be working out their swim meet schedules together so one will be gone when the other has a home meet.

If you look at the usage numbers, they're getting a little bit back up to what we saw pre-pandemic. It doesn't quite match those July numbers from 2018 or 2019, but the other thing I want to point out is this was a wet summer. We got to save a little bit for lifeguard staffing from when we closed down, but that also limits our usage numbers.

I do have a couple of items for you on the operations and maintenance side. I was hoping to have a couple of mock-ups, but I don't have any pictures drawn for you yet so I'm going to hold off on bothering Peter for any kind of engineering for the parking lot until we decide we want to move farther ahead. I have gotten verbal quotes after coming out and looking at this area. Both from companies that we got quotes from at your sister district and the company that did the parking lot work that is over there right now. The cheaper company from before was All Pro Asphalt and right now, their standard square yardage for an expansion like this for just the area that I'm looking that, which would get you an extra 32 spaces, is about \$53,000 for just the base and grading. We would also have to have curbing and then the asphalt laid on top. When I take that square yardage which is approximately 1,340 square yards right now and that is not quite double what they did. Theirs was 840 at your sister district so it is a good size. The total for just the asphalt work will be about \$105,000 for the cheaper company. If you go out there, behind the softball fields you'll notice there is a giant drainage pipe. We do have to hook those that are already in the parking lot, which means we do have to do a little underground utility work. There is no flowing water, so we don't have anything as far as JEA or Clay Utility on that part of the property, but we do have our own drainage that we have to hook to. With that size of a dry stated, there's going to be a lot of runoff so we have to have drainage. Adding an underground pipe there will add on a little bit of money. I'll find out what the cost will be for that, but that will be on top of \$100,000 plus dollars so I wanted to bring that to you. The guys that did Double

Branch's expansion are not completely done. They have to do some striping work, but if you've been over there you've seen the curbing. They didn't have to add in any piping because we already had a drainage pipe in the perfect location over there. When they gave me their quotes it added up to be about \$140,000, so definitely a little more expensive per square yard. The underground utility that I'm worried about could easily be another \$10,000 or \$20,000 just to dig a pipe so we start inching up to a lot of money for just 30 spots so I wanted to bring those numbers to you before I start asking Peter for any drawings or going any further and spending a lot of time on this to see if this is something we still want to do.

Mr. Steiner asked are you looking at being close to \$200,000?

Mr. Soriano responded at a minimum if we're lucky it will be \$100,000 to \$150,000. Once I'm done with the pipe, then of course we have to add some landscaping. The parking lot over there doesn't look good because we don't have any trees or bushes or anything like that around it. We're going to kill a lot of our landscaping. That whole side down there right now where the kids practice at the softball field there are a lot of nice large trees. We have some round top Ligustrum out there, some of the Hollies and a couple of different bushes in the hedge line and we're going to have to take all of that out. We're going to have to replace all that and try to match the design so I would think \$100,000 to \$150,000 for 30 spots is our minimum right now.

Mr. Swartz asked what is it like here when we have a wedding and God forbid, a tennis tournament at the same time? Is it totally packed with people driving circles up and down the main drag looking for somewhere to park?

Mr. Soriano responded we can handle a wedding and usually one of their events. It's tough to handle multiple events and that's why in the last couple of years when we do things at the pool, I try to get Wanda and Andy to know the schedule out here for the residents.

Mr. Swartz asked so we don't do a morning wedding at the same time we do a swim meet?

Mr. Soriano responded right. Some of those I can control and some of those I cannot. Those CDD events that we handle, I set that up. I get a little bit of safe in the swim meets. The coaches come to me with their thoughts, but the league finalizes everything, so swimming is a little tougher. There are a few tournaments for tennis where Andy doesn't get much say. If he wants to host it, he has to do it on that weekend, but most of our stuff that we do ere such as the clinics and local tournaments we can control. So, we can change our schedule, but there are going to be times where there's three events going on out here. It does become hectic. Usually when

we have the swim meets, I've seen times where people are parking on our grass out here on the sidewalk and we have to get people to move and we get yelled at a bit. Most of the time we can find a way to squeeze them in.

Ms. Swartz stated when this venue is rented out for a wedding parking usually isn't an issue?

Mr. Soriano responded it gets busy, but we've never had a real issue with anybody that's upset because they had to park farther down.

Mr. Swartz stated I'm just wondering if they all get parked. If there is enough parking, I'm not sure why we're having this discussion.

Mr. Steiner stated we initiated it because at one time it was rated to be a problem that there wasn't enough parking, so at least we now know how much it is.

Mr. Morris stated it's \$5,000 to \$6,000 a space.

Mr. Swartz stated if the need is there and it's consistent, I understand it, but I don't see the need.

Mr. Soriano stated I think there's a slight need there, but at that cost, there's a difference if I can get it for \$1,000 to \$2,000 per parking spot. We're not affecting the rental of this room. Sometimes when it's busy with swim meets and the tennis events people complain, but it's usually those people coming here and this is not their facility and they don't have to deal with it after that or pay for it. I don't see that being an issue.

Mr. Steiner asked are we still seeing issues when there are ballgames?

Mr. Soriano responded that is problematic but it's more so because they don't want to park too far away. We will get the ladies that are on the Board over there sending me pictures and contacting me and I forward that right to the sports associations, and they go out there and get on those coaches. What I see is these spaces up here will not be packed, they just want to be by the fields. That would help those sports programs, but at the same time it's not really our programs.

Mr. Steiner stated I wasn't so much concerned with the sports programs but with those in conflict with what we have going on here.

Mr. Soriano stated other than rentals and parties, by then we slow down so we don't have the pool crowds as an issue. Once we get away from our District events, they're not conflicting

with that too much. We also slow down with our tennis programs. I don't know that parking is that big of an issue. At that cost I think it's better to try to get some understanding with people.

Mr. Swartz stated you can feel free to mention to the sports associations that if it's that important to them, they can offer to kick in money.

Mr. Soriano stated and they have asked for it. I have to get on them because they have those volunteer coaches and parents. Usually, it's not creating a problem here, what they do is they start spilling over, even when we put in the bollards years ago they drive over into the Preserve. If somebody gets towed, I don't feel for them. I can always put the parking expansion on hold, and we can look at that years from now, but I won't spend any more time or waste Peter's time trying to draw up things for this.

Mr. Reynolds stated this community is growing leaps and bounds. We've got a new community down here and another one over there. This COVID situation someday will end and those crowds are going to be different and it's going to get crowded here, probably over the next year. We may want to keep that in mind.

Mr. Soriano stated that was one of the comments you guys had when we first started looking at this a few months back. I just always have to be wary and remind people that are we looking at it from our resident's standpoint though. Is it really benefitting them or the people that are visiting for other things? We talked about the non-resident events like the Halloween party and drawing people in from the outside just for the day. The parking lot is not big enough for that, but then again, those people don't live here and don't pay for that extra work to be done either.

Mr. Reynolds asked how long would it take to get it done?

Mr. Soriano responded your sister district's expansion has taken over a year, but I did start that during the pandemic time so it's going to be about a year. All of these companies when they gave us the original quote, even at the start of the pandemic they were up to six months out for scheduling.

Mr. Steiner stated our areas are not growing. The ones that are growing are those outside of our area. You have Greyhawk and all of those apartments. There are 51 homes, but that is it and then we had some expansion there at Jennings Point, but to my knowledge, we are built out. We're going to have some increase, but it's not going to be like the 900 and something units

going in next to us. I think what is going to have to happen is some of these other places that are growing are going to have to address needs and not sell on the fact that we're available.

Mr. Reynolds stated also, what is \$5,000 a spot now, next year it might be \$6,000.

Mr. Soriano stated I just look at some of the other things that we will have coming up in the next couple of years. To me, that's a lot and I think we can do many other things right now with that \$150,000 or more. Either things that residents have asked for, or things we can catch up to around the neighborhood. We can keep this on the backburner for the next couple of years and come back to it.

Mr. Steiner stated I think we've done our due diligence if somebody comes and asks us about it. We now have a price. If it's a resident we say okay, it's going to cost this amount, how much more do you want your assessments to go up?

Mr. Soriano continued with his report. A couple of months ago we talked about salt systems and changing the pools completely over to salt. I was holding off because I get the best savings if we do it in the winter. Right now, the way the contract works with Poolsure is I get a better rate on liquid chlorine in the summer so it's nice to have them here. If I go through 1,000 gallons a month or 300 gallons a month, we pay the same. The only difference we pay for is more truck deliveries. We didn't have to deal with the shortage issues with liquid chlorine, so it worked out well. We get the most savings on our chemicals if we do this change over in the winter. Double Branch does have one pool that has a pretty big leak so salt is a problem in that pool because we would constantly be losing that treated salt water, so it's not a good savings for that one pool until we get that fixed, but I do want to go ahead and move forward. If this something we want to do this year, I'd like to go ahead and finish it with capital if we can. Based on this company's measurements, your two pools will use a minimum of six cells and a maximum of 14 cells to create enough chlorinated water from the salt water in the pools. Right now, the cost of those from the company we have a contract with, the PRO6 system is \$13,790. For these two pools I would need a set of two on each one, so about \$28,000 to create the salt system for each pool.

Mr. Swartz asked you're saying the slide pool is a pool and the spray ground is the other one?

Mr. Soriano responded no, the big pool in the back.

Mr. Swartz stated I thought it was already salt.

Mr. Soriano stated we have a different type of salt system. That is a single cell, which doesn't work well and it's also proprietary, so it's very expensive. Years ago, I used to complain about replacing it's one giant salt cell because it cost about \$7,000, so even though it saves us chlorine, when you do it that way and every few years that thing goes out, we spend as much in maintenance, and we don't see much savings. This one is different. This is more like the route that we went with the heaters. These almost look like the same salt cell you would have at your house. You have one of them and you screw it in, but there is a line of six of them and then we have a second system with another six. For your pools they estimate it as high as 14 to make all the chlorine we would need, but we would need a minimum of six.

Mr. Morris asked so it would be \$56,000?

Mr. Soriano responded yes, for the two together. The spray ground is a small system. It looks big, but the volume of water is only a little bigger than what you would have at your house. The only difference there is we have a lot of movement and that does create a need for more salt water that when it sprays like that, we have to add more chlorine. That system I didn't put the price on there, but it's only \$774 for the controller and right next to it is the salt cell so that's something I can handle on my own. That one is also easy. You can pour in about a gallon of chlorine and adjust that for two days. The two big pools at 180,000 gallons plus is a little harder to deal with chemicals. Right now, we pay about \$25,000 in chemicals every year just for this front pool so after at least a full year on that pool we will start to see a return on investment.

Mr. Morris asked we have the capital for it in our budget?

Mr. Soriano responded we do.

Mr. Morris stated I'm in favor of it. Should we do a not to exceed \$60,000?

Mr. Soriano responded this was just to purchase the items. I don't know what it will cost to ship them to us so if you want to do \$60,000, we should be good.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor purchasing a salt system for the pools at an amount not to exceed \$60,000 was approved.

Mr. Soriano stated there is one last item for discussion on operations and that is just heater planning. We have adjusted our operational budget the last couple of years to match our heating. Every year it is different though depending on our temperature. The biggest thing to me is when

we pull covers. The covers make a huge difference. You will see months where we spend as much as \$6,000 in gas in one month compared to another month where it is \$2,000. The way we used to do it with the big unit before, where we had it constantly going down for maintenance or anything like that, we could turn that thing off in the coldest months. That always created complaints because people say they want the heated pool year-round.

Mr. Swartz asked how many people are we talking?

Mr. Soriano responded I probably get a dozen emails if we have that heater off. If we say it's unavailable, they will be mad about it, but as far as how many use it, we have less than a handful of people. I could pull the names of people that use it more than once in the winter and it is less than five and we've talked about that in the last couple of years, but if we put it out there that we're just going to close it January and February, it helps a little bit. We have to keep it heated. I can't let it go below 63 because to bring it back up spends a lot of money. I throw those covers on and I turn it down so we can save that heat. Last year we didn't start pulling the covers until the first week of December. We can pull them earlier; I just know the big one is usually Thanksgiving holiday for that whole week and Christmas time too. They want to be able to come later in the day and those covers are already on at 5:00. If we put it out there that it is our regular schedule, it helps cut down on some of those complaints.

Mr. Swartz asked and you're saying we're still shutting it down January and February?

Mr. Soriano responded yes, that's shutting down completely. We're not going to have any open hours. Those are our two coldest months. Usually by March it's cold, but we're starting off anyway because sometimes we have early spring break the third week of March and kids are in the water.

Mr. Steiner stated the main thing I think if you're going to schedule it, is it needs to be put out with why we're doing it. Rising costs and limited use and that way it's not based on the fact that we're just trying to kill somebody's joy.

Mr. Soriano stated when we take stuff away, we get that complaint even if they didn't show up. I've gotten the complaint that we've made it to where they can't use it anyway, but we've been trying this for years and years.

Mr. Steiner stated yes and it's like the parking spots. When you get to where it's costing \$3,000 or even \$2,000 per swimmer and there's only five of them, then the rest of the community is having to pay for that.

Mr. Morris stated so yes, go ahead, Jay.

Mr. Soriano stated that will just be the plan and as we get close, usually this time of year I start sending out the emails anyway that we're cutting back on our regular operational hours. When we get to September it's even worse because it's not just the alternating days, we also cut down hours that we're open so I send out those emails and we will get ready for that heated pool letting them know it's available now. We start heating usually in October and we will heat it all the way through November and December depending on weather and after that Thanksgiving holiday we will start pulling the covers and then in January and February we close down completely for those two months and then we open back up, finish up whatever is left in those gas tanks and hopefully that will keep us under the \$15,000 budget this year.

Mr. Swartz asked when are we going to redo the bottom of the boardwalk?

Mr. Soriano responded we were going to do the gazebo next, and then we will move out to the boardwalk. We have a good amount of that material that we have already cut and made the railings so we can pull it off in small sections. Hopefully we can get that done now that we're getting away from the items in the pool area.

Mr. Steiner stated I have an issue that was brought about by this new development down here. I've been working with Jay over the last week or so. It seems that they've cut some lines that provide the lighting to the promenade and then they've gone in and tried to patch it. We've ended up where right now we only have two lights available behind the Preserve where we normally have six to eight. You go up to the next community and again you'll have one or two. From what Jay was saying, the wiring is not all in series. It is basically done in sectional units and it appears that they may have mismatched, or done something to blow out all of the LEDs that have been put in there. I think we need to do two things. One, we need to get an electrician to go do the tracing and get everything back online, and then we need to give that bill to the developer. It's getting to be a safety hazard.

Mr. Morris stated obviously the developer foot the bill to attempt a repair, but not successfully?

Mr. Steiner responded we're assuming that. The key thing to it is at first, we thought it was nothing more than an adjustment of the clock and Jay kept telling me he's turned it on and I go look out there and there's no lights. He was judging it by the light that was by the control

panel and he would flip it on and we could see that one. The problem is he went and walked it and I forgot how many he found that were working, but I think it was just a handful.

Mr. Soriano stated I guess they did this so a whole area doesn't go out at one time. If you have a section of seven lights, the sets are all wired separately so the number one here and the number one here are hooked together. So, the whole zone doesn't go out at one time, however out of the seven lights I have one, so all the rest of them have gone out and that's the way it is all the way down. When we looked at the breaker, that's what it is. There are a lot of zones so we have to trace every single one of those wires. They ripped out a whole pole when they were doing the work for that new draining that went across the promenade. They did tell us they were pulling it out and they put it back. It seemed like after they did that everything was working fine. Now, it's either a short issue where they didn't do the best job of plugging that pole back up, or they just cut those wires and didn't realize what they needed to hook back up.

Mr. Reynolds asked have they been told this?

Mr. Soriano responded not yet. I sent a nastygram to the guy that I work with over there, the one that contacted me about the drainage letting him know we've been having electrical issues and I believe it's from them removing that light. At first it didn't look like they were going to put it back, but it is back in place now. I let them know it's been happening since they removed that light. Could they have blown all of those LEDs? Yes. That would seem a little harder to believe, but it can happen. There would probably be 40 or 50 that we've replaced since last year that are not even a year old so that is going to add up in cost too. So, I am going to have to trace those either way.

Mr. Morris stated you could approach the developer, your contact with them, and just give them an ultimatum. We need this fixed; you guys can do this by this date and if you can't agree to that, then we're going to do it and you're going to pay for it.

Mr. Eckert stated I agree with that approach to start out and if that doesn't work, let me know.

Mr. Steiner stated they need to check all of the lights, not go by the ones that are out.

Mr. Soriano stated they're focusing on their area, and I don't think they realized it affected everything else.

Mr. Steiner stated and like I said, it gets rather dark out there at night and we have a lot of people that walk.

Mr. Soriano stated right I'm more worried about it because as we come up to September/October, that's one of the official walkways for the kids that go to school from those neighborhoods over there.

Mr. Steiner stated behind the Preserve we have big floods on the back of each building, so it's not quite as bad there but you get over into Cambridge and Briar Oaks, we have families there but there's no lights coming out on that. Plus, those are areas that might be conducive to folks taking advantage of there being no lights.

Mr. Steiner stated you might want to reach out to Peter too because he might have a contact to get some help too.

Mr. Soriano stated I have one more thing to share with you guys. Because it's disciplinary I do have to share this with you. To me it is straight forward, black and white. We had an issue with a parent of one of our employees. One of our employees was working and the parent wanted him to eat lunch. She became mad because he couldn't eat lunch right then so she decided to cause a scene on the pool deck, yell and cuss at our staff. I do have a lot of witness statements, but this was the supervisor that was there. Both security and Clay County Sheriff's Office were called. Security showed up as she finally decided to leave, but at first, she was refusing to leave so the supervisor that wrote this statement out did explain we are able to trespass people so she did eventually leave. This was after our last meeting. I did talk to her finally last night. What happens in these cases as we've mentioned before is I instruct the staff to turn off the card temporarily. You guys are the ones that take away privileges from them beyond that. I can tell her she's no longer allowed to be on the pool deck. She doesn't believe I have that ability and she didn't like the rest of the conversation with me, so she hung up on me. I will let her know that any decision we have here, she can come to the Board and ask for forgiveness and explain why she thought it was okay. She did eventually tell me she wasn't yelling and cussing at our staff, she was yelling and cussing at her son who was in the stand at that time, which I let her know is still not acceptable. I don't know that she quite gets it. She thinks she should be allowed to use profanity.

Mr. Morris asked what are you asking for?

Mr. Soriano responded I believe she should be treated like any of our other residents. At first I was a little bothered because this is an employee's parent and that is a little awkward. He was extremely embarrassed, and he felt like this was going to be held against him but we let him

know that is not the case. He no longer works for us. He slept in one too many days, but this did not affect him whatsoever. If this was any other resident, we would have either trespassed or when I bring it to you guys we would take her privileges.

Mr. Eckert asked what is the current status in terms of privileges? Does she have privileges today?

Mr. Soriano responded I've turned her card off. She was told she can't come in until she talks to me and yesterday, I spoke to her and explained but like I said she wasn't happy but she understands why I'm telling her she can't be here. She doesn't agree that I can do that to her, and I let her know that she can always come here to appeal that decision.

Mr. Swartz asked you said she was rude to you on the phone yesterday?

Mr. Soriano responded she just doesn't believe I have the ability to do that, and she doesn't agree with me. One of the statements also was that the supervisor was repeating what she was saying. So, she was saying, you can't say this word but she was saying the actual word, so she felt that was hypocritical that I'm not getting on my employee and taking privileges away from her. I told her that's a whole other issue. I can work with my employee and explain she doesn't have to repeat the word fully, but did you curse at the employee and that's where it came out that she cursed, but she was cursing at her son. She didn't quite seem to get that I was saying it wasn't appropriate out here and it's not allowed. It is explained well in our policies and because of that she can no longer be on the pool deck.

Mr. Morris stated let it remain and if she chooses to come and talk to us, we can address it then.

Mr. Eckert asked has she been sent a letter?

Mr. Soriano responded not yet. Typically, there is a first, second and third offense, but this was extremely ugly. I have other statements from residents that were at the pool, but just the staff and you could hear her from across the pool, so these are the offenses I consider more serious.

Mr. Eckert stated what I would suggest is the District can continue the suspension until your next meeting, but we provide a letter after this meeting giving her a formal opportunity of notice and the ability to come to the Board and you can address it at your September meeting.

Mr. Morris stated it is an issue, she's a resident of Phase 1, right?

Mr. Soriano stated she is a resident of Phase 1. This occurred here at your pool.

Mr. Morris stated if there is a sequence that needs to take place since she's a resident over there if they have an opinion. I'm sure they will agree.

Mr. Eckert stated I think what you can do, which would help us from a process standpoint it just say she's not allowed in the Middle Village facilities until the September meeting and then we will talk to Double Branch about that later and they may come up with the same result and I will look at which Board is the one that has to suspend her, and I think it's going to end up being Double Branch that does it so I think all we would be looking for today is the Board to be okay with continuing the suspension, sending the letter on behalf of Double Branch, but the notice and opportunity to be heard is the important part and we have to give her that. He's done that verbally; I just think it's better if we do that in writing.

Mr. Swartz asked wouldn't that probably be something we would write up with these kind of violation reports?

Mr. Eckert responded I don't think it has to come immediately. A lot of times this happens really close to a Board meeting and when we aren't able to give the person 21 days' notice or something it gets carried over to the next Board meeting, so if we are in that situation then we can bring it before the Board and we can write a letter. The suspension will be in place until the next meeting.

Mr. Soriano stated I try to take care of these items before you guys see them. I don't always bring these to you because most of the time they understand. I just spoke to her yesterday and had that conversation been different I might have been able to work with her, but that's not the way the conversation went. It was yes, she was cussing and yelling, and she feels she has the right to. That leaves my mind that she shouldn't be here and that's why I bring it to you guys. That's where we have to make those decisions and we have to go through that due process and they have to have the letter and the opportunity if she wants to show up, even after the appeal. They're allowed to show up at every meeting and ask for forgiveness, even though they rarely do.

Mr. Swartz stated is my assumption correct that if you live in Phase 1 and you live in Phase 2 it goes for both phases?

Mr. Eckert responded the suspension is reciprocal, but I don't know as a matter of practice as to whether or not the boards have tried to deal with their own residents rather than having the other board deal with it.

Mr. Swartz stated I'm fine with dealing with our own residents, I just wanted to make sure we don't have people that are kicked out of one side but able to use the other side.

Mr. Eckert stated no, that's not the way it's been enforced. Any discipline has been applied to use of both Districts' amenities.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There were no audience comments.

Supervisor Requests

Mr. Reynolds stated this is my last meeting. I'll be moving to Tampa. It was an honor to serve with you all.

Mr. Steiner stated at the last meeting, there was something having to do with the air conditioner out here, you guys were looking for one.

Mr. Soriano stated it is in. I have not received the bill yet, so you guys will probably see that in the next set of financials.

Ms. Giles stated it is large. You can't miss it.

Mr. Soriano stated yes, when you walk down there, you'll notice it compared to the other ones. It's much bigger.

Mr. Eckert stated one other thing. The other board has asked us to write a letter to Clay County asking Clay County Board of County Commissioners asking us to pay attention to the condition of the sidewalks and roads in the Oakleaf community and we've drafted a letter for that. We will talk to the Double Branch board about that, but before we sent that, we wanted to know if this board also wanted to send a letter to the county on behalf of your residents trying to get the county commissioner's attention to some of the roads and sidewalk repairs in this area.

Mr. Morris stated yes, absolutely.

NINTH ORDER OF BUSINESS

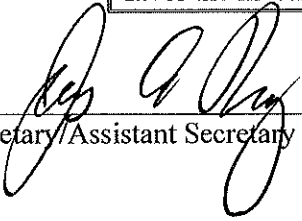
Next Scheduled Meeting

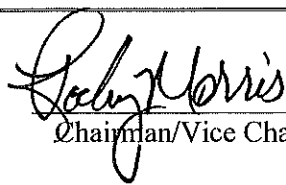
Mr. Perry stated our next meeting is going to be September 7, 2021, at 2:00 p.m. at this location.

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