

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, September 7, 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
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

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Perry called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Andre Lanier stated I'm on the Double Branch CDD board. I would like to make a suggestion, and I know it's something you have already discussed. It's something we're entertaining and plan to push forward with and that is a one-time retention payment for an employee that we have here for a multitude of reasons. The employee is going on ten years, which is very uncommon in this field of work to work in one area and the amount of work and just the goodness that has happened with this. I'm very sure on our side we will match maybe a recommendation that you guys have because we appreciate the service of the individual. Part of that is tied into looking at assessments. We haven't had an increase in assessments because we've been saving a lot of money through Jay's work, and I would like to say that we fully support him through giving a retention payment of appreciation for the work and time and effort that he puts into the community.

Mr. Morris stated I love it. We've talked about it before and when I knew this was coming up again, I was totally in favor of it, and I don't think any of us would disagree with it. I think it's how you process that and how you calculate and formulate it is the rub here and I would defer to you guys as far as some type of calculation, but I'm totally in favor of it.

Mr. Hartigan stated you said you were going to match it. Was there a number you were coming here in mind with?

Mr. Lanier responded my thought was around \$10,000, which would be \$5,000 each for ten years of service because this will be Jay's tenth year with the company and it's on average about four to five years that a community manager stays at one place.

Mr. Hartigan asked you have a \$5,000 commitment from the other board?

Mr. Lanier responded we have discussed it in a very positive manner, but we want to make sure that it was brought up in a community forum.

Mr. Morris stated I love the idea and it's certainly not going to break the bank with each of our budgets. Is it something we would motion?

Mr. Perry stated we've talked about this from a technical standpoint. I guess we would do a one-time change or work authorization through the GMS contract because he's not a District employee, he's an employee of GMS, and I'll make the commitment, which we already do net up with FICA and some other incidental costs so it will all go to Jay in the form of compensation.

Mr. Steiner stated when we discussed this last time there was some concerns with how it fit in with GMS's structure. I'm all in favor of it, I just want to make sure it's handled properly.

Mr. Perry stated we've been fortunate enough over the years and we do have a retention payment program for employees, and we do pay them, even through the recession. One year we did not, but in lieu of that we gave an extra week's vacation which carries over to this day from Christmas to New Year's in addition to their regular vacation. We have one other district where this has occurred, and Jay has not been involved with that district and that was early this year the same type of structure where the Board recognized that onsite employee of GMS and awarded a one-time retention payment.

Mr. Eckert stated we've had that before in other districts as well that are not GMS districts, and it has been accomplished through a work authorization like he's talking about. It's also for employee retention so the work authorization mentions that as well.

Mr. Swartz stated I vocally have said many times how much I appreciate Jay's work. My concern is what are we doing for the other employees. Are we going to now say everybody when they get to 10 years is going to get a retention payment? We're setting a precedent here. I just think we should consider that. How long has Wanda been around and Becky and some of those that have been around here for 10 to 15 years and aren't the community manager, but they haven't gotten retention payments.

Mr. Eckert stated what you might want to think about, and I can bring this up in a couple meetings is we do have a sample bonus policy that we have provided to other districts in the past that and some of them have implemented for some of the other positions. I can bring that to you probably in November to make sure it's in place by January 1<sup>st</sup>. There's not a precedent on this type of thing, but certainly there's a political precedent that you would be concerned with.

Mr. Morris stated so with that said, no motion to consider, but you guys want to handle it from your end and wait for Phase 1's discussion today?

Mr. Perry responded we can make a motion contingent upon your sister district doing the same motion.

On MOTION by Mr. Morris seconded by Mr. Hartigan with all in favor a one-time retention payment in an amount not to exceed \$5,000 to GMS for Jay Soriano was approved subject to Double Branch CDD board approving the same.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Mike Reynolds**

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor Mr. Reynolds resignation was accepted.

**B. Consideration of Appointing a New Supervisor to Fill the Vacancy**

Mr. Perry stated Mr. Reynolds occupied seat 1 and that term expires November of next year so there will be a general election in November for that seat. With a vacancy we always have under organizational matters consideration by the Board for filling that seat. You can fill it at this time, or you can wait but we always ask that you try to move forward because we have to have a quorum of three supervisors so losing one seat can make things difficult.

Mr. Morris stated I have submitted a resume to Jim for a young man that lives in Whitefield by the name of Jeremy Spellman. He is in his late 30's and I thought it would be good to get some young blood in here. Jeremy is chairman of a non-profit organization by the name of Justified Services and he's a great guy and I would gladly and enthusiastically nominate him. I think he would make a great member of the Board.

Mr. Steiner asked do we have any other candidates, so we don't go down the same path that we went last time?

Mr. Perry responded we don't have any other candidates. I don't have any input from any of the other supervisors and I just got this from Rocky shortly before today's meeting.

Mr. Swartz asked last year some time didn't we have a process we put in for when a board member resigns?

Mr. Soriano responded we did, and the first part went to you guys to nominate and there is an amount of time we will advertise publicly asking and you guys will get hit with a lot of resumes and then there is a process after that.

Mr. Swartz asked so we're following that right now?

Mr. Soriano responded right now it's just accepting the resignation and if anybody has nominations, we can put that out there.

Mr. Perry stated once you start the advertising process, you're going to get a lot to weed through.

Mr. Swartz stated you've been here for a long time; you know that's not the case. We're lucky if we get one or two.

Mr. Soriano stated last time we put it out there publicly was year's ago on the Double Branch side and I had quite a few resumes that came through my email. You were on the Board at that time. It's been a long time. Since then, the Board has done it in-house.

A resident asked how do you put in a resume for that?

Mr. Soriano responded you can send it to Jim directly, although Marilee Giles will be handling it now. I can give you the email. You do have to reside in this District to run for a seat.

A resident asked reside or own?

Mr. Soriano responded reside. You have to live in your district. It's a little different than an HOA where you just have to own but you don't have to live there.

Mr. Swartz stated well I'd say since we're already sitting in a meeting where we don't have someone here it's not pressing that we fill this today. Now that we know it's official that he's resigned we can make that a point of order. Obviously, this guy should be here if he's going to be recommended anyway and that way, we can meet him.

Mr. Perry stated we will put it on the agenda for next month. There's no timeframe by the statute but we do encourage that we don't let it sit open for a long period of time.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the August 9, 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 July 31st, your assessment receipts schedule showing you are 100% collected and the check register totaling \$490,019.60, of which \$350,000 of that is a transfer to the recreation fund from the general fund.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the consent agenda was approved.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Amendment to the Fee Agreement with Hopping Green & Sams**

Mr. Eckert stated I think I mentioned this before. I recently relocated to St. Johns County and currently our fee agreement with the District is a flat fee for monthly meeting preparation, travel, follow-up that sort of thing and I think this will save you a couple hundred dollars a month if we change that to an hourly rate. At the end of this year, I'll look at how September through December went and will report back to you on if it's actually saving you money and how much.

Mr. Hartigan stated it says the agreement is dated today, but it doesn't give an expiration.

Mr. Eckert stated I serve at your pleasure, so you can terminate my contract any day that you would like. So I can put an expiration on it, but our original contract doesn't have an expiration.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the amendment to the fee agreement with Hopping Green & Sams was approved.

**SIXTH ORDER OF BUSINESS**

**Acceptance of the Annual Engineer's Report for Fiscal Year 2021**

Mr. Perry stated you'll notice this report is a little different than some of the ones you've had in the past in that there are a few findings, which I'll say are minor. Typically, there are very few findings, but there are five of them in this one to be addressed. Other than that, it's a pretty clean report.

Mr. Morris asked are we to assume these items will be repaired or whatever needs to be done with them?

Mr. Soriano responded yes.

Mr. Perry stated there are also some comments in there about insurance and those policies are reviewed each year and the asset values are looked at between Jay and me or Marilee so that is reviewed and there is a note in there about that.

Mr. Soriano stated those reports are nice because it helps with that long-term plan the same way the capital report does. I already have my thoughts each year on what we need to look at for replacement and what could go bad the next year, so I use all those types of reports, including this one that is done every year to plan out this next year too. This time they were a little more critical. I was mentioning to Jim that after some commercial issues with buildings this year a lot of people started looking at this stuff a little bit more. We take that and put that in our planning for not just repairs but costs going forward next year or the year after and we will continue to keep those reports and use those as backup. I can do a lot here, but it helps when I have other companies saying yes, you need to plan on replacing this.

Mr. Steiner asked did these items fall under the review that we do on a yearly basis or every five years?

Mr. Perry responded it's been five years since we've done the fixed asset study. Most of this stuff is very minor. It's not like an analysis of the air conditioning units or something like that, so these items are not considered in that report.

Mr. Steiner stated so like the veneer on the clock tower, that would be something in the reserves?

Mr. Perry responded depending on the cost of it. It's probably a pretty minor item so it wouldn't come out of the reserves, just repairs and maintenance.

Mr. Soriano stated as long as those items don't fall off and crack to where we have to get a whole new one created.

Mr. Steiner stated that's what I'm figuring, worst case conditions.

Mr. Soriano stated the clock tower is in that study, but right now there are veneer pieces that are falling off and they have to be mortared on and that's not listed in here. We did the fixed asset study for the 2015-2016 year, and I think we mentioned this last year that it is probably a good idea to look at that this coming up year and get a company to do this again for a five-year period. Like I said, it helps me with planning.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the 2021 annual engineer's report was accepted.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

Mr. Perry stated the first resolution is related to the appropriations of the budget, and the second is the special assessments and certifying the roll.

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

Mr. Perry stated regarding the budget you have before you for adoption, you may recall several months ago you approved a budget, and it has been updated for the financials through July 31<sup>st</sup> and the projections for the next two months. There are a few slight changes, but nothing material. A couple things to keep in mind in regard to the budget is the last increase in assessments was 2012, so ten years without any increase in O&M assessments. In addition to that, the fixed asset reserves that Jay referred to, fully funded would be about \$1,800,000 and you're basically at \$1,500,000, about \$300,000 short, but you have another \$300,000 plus in the general fund and rec fund that are excess from what your working capital needs, so the bottom line is you're fully funded based on your study so you've come a long way in five years and you're right on track for where you should be. You have the general fund and the biggest change in that is the last line item there, we've transferred out \$200,000 last year to the reserve funds

out of that. We don't have to transfer this year, but we can do it next fiscal year. There are descriptions of each of the line items after that. In regard to the recreation fund, again there's no increase in maintenance assessments and you'll also see in that fund we transferred \$775,000 last year to the reserve funds. Again, we're not making any recommendations to do any transfers even though you could. The administrative expenditures are pretty flat, there's not much change other than the capital reserve. We did not provide for any capital reserve contribution under the administrative section this year. After that you have common area expenses, which are another \$100,000 above last year and the biggest increase in that is the security line item, which went from \$75,000 to \$150,000 and we've discussed that in prior meetings. The recreation facility numbers have gone down a little bit, but there was that \$775,000 transfer to the capital reserve funds. Again, after that to page 14 you have the narratives and then on page 15 is the debt service fund for the 2018 bonds, along with the amortization schedule. You'll see on page 19 the capital reserves are going to be basically at \$1,474,000 at the end of next year and that includes about \$125,000 for repairs and replacements that Jay has earmarked for next year. The last page is just a recap of funds that are available in regard to working capital and reserves.

There were no comments from the public.

**A. Consideration of Resolution 2021-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor Resolution 2021-10, relating to annual appropriations and adopting the budget for Fiscal Year 2022 was approved.

**B. Consideration of Resolution 2021-11, Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Perry stated the roll will be submitted to the County before the 15<sup>th</sup>. We just need to finalize a few documents.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor Resolution 2021-11, imposing special assessments and certifying an assessment roll for Fiscal Year 2022 was approved.



On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the public hearing was closed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Eckert stated there was a resident suspension that was mentioned at the last meeting that happened at this facility. We've got that on the agenda for your sister district because the person is a resident there and we will handle it there. We may end up continuing it until next month, but the current suspension would remain in effect until then. We just want to make sure that we provide adequate notice and opportunity for that person to come forward and talk to the Board.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

- 1. Consideration of Work Authorization for Onsite Management and Maintenance Contract Administration for FY22**
- 2. Consideration of Work Authorization for General Maintenance Services for FY22**
- 3. Consideration of Work Authorization for Professional Tennis Services for FY22**

Mr. Perry stated these are the standard work authorizations we've done each year. The only changes were to the fiscal year and there were some slight changes to the dollars in regard to work authorizations #1 and #3.

Mr. Swartz asked can you specify what the change in number 3 is?

Mr. Perry responded I believe there was about a 3% increase in total costs due to salary increases for employees.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor GMS work authorizations 1, 2 and 3 were approved.

**D. Operations Manager – Memorandum**

Mr. Soriano stated we have a couple of community events coming up. We have a dive in this weekend and it's going to be at your sister district. That will be the last dive in of the summer.

After that we start the movies on the multi-use area that's over at your sister district. We have an event here in October, but it is not a district run event. It is the vendor fair. If you recall she asked not to do it on the Black Friday weekend, she wanted to do a Halloween event so she will hold that on the 30<sup>th</sup> in your back parking lot. We will be bringing back the pumpkin plunge this year. We really didn't do a lot of those events last year. It's an outdoor event and there's not a lot of concerns when it comes to public swimming pools, so we are going to bring that event back this year. I'd much rather do that event than our big party that we've done in the past. Our Turkey Trot will be virtual again and the main reason for that is a lot of people liked the fact that they had a two-week period to get this thing done. We had a lot more people take part in it. Santa Claus has dropped out again for our Christmas event. After an increase in numbers, he said he's not going to be doing any Christmas events so we may not do the Cocoa with Claus event. I went to a lot of places for their Christmas events last year and you couldn't sit on Santa's lap or anything so it just didn't work out well. Last year we did try a movie at your sister district, but there's so much going on in December that we had two families out there so I believe we will not have anything big going on for Christmas this year.

Aquatics is pretty much the same as last month. We are in full swing with our high school swim teams. Our pools have slowed down greatly. We are on that alternating schedule, but even then, we get one or two families and that is it. It has been a much warmer month this month than the rest of the summer, so I thought it was going to be busier. We did have a lot of check-ins, but more of that tends to be tennis and fitness center.

Moving on to the operations side, I do have an update for you. I started working on the gazebo last month and we roped everything off. We had a problem with your pool so to forewarn you, things have run great in our pools for quite a few years. You guys set it up that we started stock piling motors and items like that, and it's made it much easier whenever we have a problem and we can usually have the pool up and running the next day. This has been our first major problem where unfortunately both sides had a problem. I had to shut down your sister district's for a week and yours had to be shut down for about 5 days but we were able to get everything up and running. You will see invoices for a brand-new impeller for your slide pool. It was about eight or nine years old, we replaced that back when we did the marcite so it made it a good distance. I went with a stainless-steel impeller. We did have a leak and that is the one that sits in a deep 6-foot underground tank. If the sump pump doesn't work right, we drown out the motor,

so I had to shut everything down and fix it right then. It caused a few complaints because during that time it was shut down, I allowed the families to go back to the adult pool, but it is back in operation. Those two weeks I was working hard to get both sets of pools up and I was here every day through the weekend because we also started our rotation for the end of the year for our pop inspections for the health department. Luckily, I was back up and running and we finished out both inspections for the year and we shouldn't see them until spring of next year. We will get the maintenance guys back on schedule for doing things like the gazebo work and the boardwalk. The other project was the tree lighting. I pulled the electrician off because we had started doing promenade work so last week we started tracing some of the wires. There are eight breakers out there and I've been able to get everything except for two zones to stay on and if we can trace those two zones to the underground work that they're doing right there along the promenade then it forces them to say it's their fault. If those shorts are somewhere else, it can create an argument of whether they caused it.

There are a couple of items I want to talk about. These are things I've been thinking about the last week or two. This came up before as a bit of a joke sometimes. We've had problems with our basketball courts. We have a very large building pickleball group on the other side right now and they have come to us and asked the last couple of months to figure out a way to get them a facility for pickleball and I've been trying to figure out everything I can to get an area for them, whether we repaint courts or we might have to take away from somebody to give them some usage. We will still have to spend money on surfacing. I've been trying to find a way to do it at a low cost, but still give them something nice. Basketball over here has been a problem. Basketball over there, not so much. We have talked about what else we could do with that facility here. We've spent extra money on security and we're constantly repairing the fencing and if you go out there right now it's torn up again. That was some of the fencing we removed from tennis a couple of years ago and we put up there and that is torn up. I started looking at doing the pickleball courts over here instead. The one thing I really like about this is that security line. We spend on average \$5,000 to \$6,000 a month extra right now. This company does a really good job of watching if they have somebody late or if they have somebody that calls out sick and they actually send me information that says they didn't have somebody covering these hours and they give us a credit so our bill does change a little bit month to month, but on average based on our schedule it could be as high as \$7,000 extra a month that you guys pay here. I don't know that if

we change that into a pickleball court that we would need that guard anymore, so that cost alone adds up to \$60,000.

Mr. Morris stated I know where you're going with this, and I love this idea. As Jay mentioned, we have historically had issues with the basketball court. We've fought back and forth with vandalism on the fencing. You have so many non-residents playing there and I think this would be a win-win for all of us if we were to convert this into a pickleball court, we split the cost with Phase 1 with the striping. We have to resurface, but we split the costs so it will be minimal, and we get a return on investment within a matter of two months as I figure it. Maybe three, but then it's ongoing because of the savings we will recognize with the lack of need of security. We will still have the basketball courts in Phase 1 so people can go there and play.

Mr. Hartigan asked is pickleball played year-round?

Ms. Farrell responded yes. We are out there in 30-degree weather as long as there is no snow or rain on the ground.

Mr. Steiner stated I have a feeling that you may be painting the lack of vandalism the wrong way and that is the fact that over on the other side you have both courts. You have basketball and you have pickleball. Over here you have basketball and judging by the number of people I see going by my unit up here along the promenade bouncing basketballs, there's a fair amount of use by residents over here. Granted, they may or may not be the ones tearing it up. Like we saw in the past, a lot of these were from outside the area. You remove that basketball court and these kids and families that have been coming down to play basketball have a long walk to get to Phase 1.

Mr. Swartz stated they have a high school right there that has four courts behind it too.

Mr. Steiner asked is it going to stop the vandalism?

Mr. Swartz responded yes, because I brought up the whole idea of the athletic center over there and part of my solution was because we could have a gated entrance that people could only get in there if they're residents showing their ID cards to get into those courts on Phase 1.

Mr. Soriano stated it is more controlled, but that's talking about the other side and Mike is still worried about here.

Mr. Swartz stated I understand but that's why we have someone to stop it.

Mr. Steiner stated we put a guard in, you put card readers on the front and we've tried all different combinations of fencing. My concern is you're going to put in a new court and the same folks that were busting in to play ball are still going to be causing problems.

Mr. Morris asked you think they're going to be busting in to play pickleball?

Mr. Steiner stated no, they're going to be busting in to get even because they lost their ball court. Did we do away with the guards out here? Because we're still getting vandalism

Mr. Soriano responded no.

Mr. Steiner asked is there a control of who is coming in? Yes, the ones who have a card, but he's letting in everybody else that comes in with him. I'm not sure it's going to give you that solution and you're taking away from the good kids that do come up and play.

Mr. Morris stated I don't discount that. I think we will mitigate some violence and some vandalism. Would we eliminate it all? No, I don't think anybody would suggest it would eliminate all of our vandalism, but I believe it would be short-lived if there is some type of retaliation for not having the basketball court. Is it inconvenient to have to go to the high school or Phase 1, absolutely, and I get that. But I think if we're looking at the community as a whole where we've got this rising and growing number of pickleball players, I think if we can somehow accommodate that while also not eliminating, but moving I guess the basketball folks to Phase 1 it's not a bad thing.

Mr. Steiner asked there's no option for putting both anywhere on the property?

Mr. Soriano responded well now you're talking about something that is a higher cost. So, let's imagine we built something, that's a lot bigger than repainting a surface we already have, but we did mention that to that group because we did have some costs analysis from other places that are building from brand new so we could do that at either side but you're talking three or four times more the amount of money we were talking about spending. We're always going to take away from somebody, even over there. We don't have a lot of tennis players that use the hard court, but we're still going to take away from them and over there would not be a dedicated space so the pickleball players are still going to have to play with basketball players on one side and a few tennis people on the other side. This would be a dedicated space so it would be nice.

Mr. Swartz asked how many courts can they get on that existing space?

Mr. Soriano responded at least six. I want to measure out what that was and see if I can get two more, but whether I do two tennis courts and take them away from Double Branch or we were doing two basketball courts and taking away from here it's still going to be at least six.

Mr. Steiner stated the pickleball layout is laid on top of what would be a normal tennis court, right?

Mr. Soriano responded it's the same as the basketball courts. It's a sand-grit surface on top of either asphalt or a concrete overlay.

Mr. Steiner stated I was talking more the layout of it. In other words, could any of the tennis courts be put into dual use?

Mr. Soriano responded that's what they are over there right now. We can't use it here at Middle Village because it has to be a hard surface.

Mr. Steiner stated I'm just concerned with the fact that we keep taking away from areas where the good kids can go and play and socialize and where are they going to go.

Mr. Swartz stated unless I'm mistaken, I think the high school has six courts that are outdoors.

Mr. Steiner stated but the people live right across the way here.

Mr. Swartz stated I understand, but people live right across from the high school too.

Mr. Steiner stated what I'm getting at is this is local to the local community. The high school is a way away.

Mr. Soriano stated I see a lot of complaints about taking away something and I'm going to get that no matter what. There would be a lot more from the basketball side because we do have more residents that play basketball. When I look at that \$50,000 to \$60,000 though, then it's not only can we do this, and we can provide a facility but now we can use that money for something else whether it's other amenities. People ask for things constantly, like the walkway we have behind Whitfield now, benches and trash cans, so we can add to those things very easily with that \$50,000 a year so that swings me more in that direction. I would deal with the complaints if that meant not only can we do this, but it allows us to save money to do many other things. We're going to consistently spend that out the way it is now. Whether it's for repairs to the fencing or something else. We already have to look at spending money to do the resurfacing, but that's continual maintenance and continual security costs that we're going to see no matter what.

Mr. Swartz asked what would we do with the current basketball hoop setup? Would we save those and possibly transplant them somewhere if we saw a need down the road?

Mr. Soriano responded I would probably give them to Double Branch if they're going to house the basketball courts because you've replaced one out here three times in the last two years.

Mr. Morris asked do we know the reason?

Mr. Soriano responded yes, I had one kid come and admit he broke it by throwing the ball at it too hard. He said he was sorry, and I wasn't going to charge him, but that was the first time. The other times we don't have a culprit.

Mr. Steiner stated as far as this goes, we all don't have to be in agreement. I've just got concerns and I've voiced them.

Mr. Soriano stated it is most certainly going to bring along complaints. The same way we do if I take the adult pool away from just the adults for a weekend. When we have those areas that people believe it's theirs and it's always going to be there, and we can't do anything else to serve the rest of the community it becomes tough. There are probably right now just as many pickleball players as I get on a full night at a court if I take out the ones that aren't supposed to be here. It's still newer so we've been trying to get through to them that we want to see this build and stay consistent, but at the moment they have a big group.

Mr. Swartz stated and it's a racquet sport, right? It just makes sense because we have a tennis club here to have this.

Mr. Morris stated we're representing our community and advocating on behalf of all of the residents here and in making this decision we want to vote on and make the decision that is best for the community as a whole and I think we all empathize with those who may be losing out in some respect. If we were totally eliminating basketball, I could see a real rub. In my estimation, it's more an inconvenience of moving it half a mile down the road so it's not that big of a deal to me anyway. Granted, I'm not out playing basketball. I think if we can accommodate and advocate for the community as a whole and as Jay just expressed, we've got this growing community of pickle ballers, I think it would be a good move on our part to repurpose the basketball courts.

Mr. Hartigan asked how long as pickleball been here?

Mr. Soriano responded this is newer in the last four or five months for this group. We've had pickleball lines on the tennis courts over at Double Branch for a few years until this group built up so this is something building from them. They've put a lot of time and effort into creating this team, but that is also why we told them. We would like to do something for them, but it's not going to be this month. Even with something like this if we say yeah, it's a good idea, it's not something I can do this month, but at least it sends me in another direction that might actually help out overall.

Mr. Hartigan asked how much growth has there been in the last twelve months for this group?

Ms. Farrell responded well realize that during COVID there was no growth. Since January we've started out with about six of us, and we're up to about 50 of us now.

Mr. Swartz asked what would you say the average age of someone playing pickleball is? Who does it attract?

Mr. Soriano responded this is a young group.

Ms. Farrell stated I would say the average age of this group is 35to 45. We've got eight-year-olds out there playing and we have 70-something-year-olds.

Mr. Swartz stated so you have a wide range.

Mr. Soriano stated yes, it's not the typical age group. The group that came to us years ago asking us to paint the lines were all older.

Ms. Farrell stated I didn't know what pickleball was until June of 2020. It's the fastest growing sport in the U.S. right now.

Mr. Swartz stated it sounds like we have 50,000 to 60,000 reasons to consider moving ahead with it in and of itself. We're going to cause some grief and anytime we make any change that's going to happen. I'm hearing complaints about our cooler ruling that we just implemented online too, so we're always going to have change that happens.

Mr. Soriano stated when you start throwing out that much money it's one of those things you have to think about. If I had a little extra money, would I care that I spent \$25,000 on gas for the handful of people that we have that come here to swim, because when we turn that off, we're still going to hear from them, but it gives us more playroom. This was something new for you guys to consider. It's not something I thought about last month but the more I talk to



everybody, I think it has merit. I think we have a way we could do it and solve a couple of problems. We will still have other problems.

Mr. Hartigan asked how much would it be to convert that?

Mr. Soriano responded I'm looking at probably \$30,000 to \$40,000 to do what I was doing at Double Branch. This should be less because I don't have as much fence work to do, but we do have to repair some fencing. Over there we would actually have to move some poles out of the way. With the way the tennis courts are, they have this area where you walk in the gates. That has to come out completely and we have to drill through the asphalt and plant new posts, so I have to tear some of it down and rebuild it and straighten everything out and then we have to paint the courts and that is not a low cost, anywhere from \$10,000 to \$15,000 and I have to try to make six new courts on top of that. We will have to buy the nets and any other accessories we may need.

Mr. Swartz asked so \$25,000?

Mr. Soriano responded probably. I don't want to cut myself too low, but that's what the thought was. I'd be getting rid of an issue for Double Branch if they wanted to help pay for this and they could always discuss that.

Mr. Morris stated I think they would.

Mr. Swartz asked I'm curious though, if we insist they help out with something here, have they ever asked us to help out with something they're doing over there?

Mr. Soriano responded you guys put down \$1.5 million for baseball fields over there that went to the County. I'm sure that would be reasonable. One of the players here is a resident over there and she would be coming over and using it. I don't think that's a bad thing to ask.

Mr. Swartz asked do you need a motion or anything?

Mr. Soriano responded no; this was for discussion. I don't want it to come out of nowhere, especially if it's going to cost us money down the road. If we do this, I see a recovery really quick.

Mr. Swartz stated you said we were going to have to resurface the basketball courts anyway. How much were we going to spend?

Mr. Soriano responded it would be about \$11,000 or \$12,000. I haven't gotten quotes for those yet.

Mr. Swartz stated so this might cost an extra \$15,000 and we lower our expenses \$50,000.



everybody know that and I'll send out another one as we get closer to the movie event, but it will be on there again to let everybody know. I was going to reach out to some of the HOAs, because this is a public meeting, not just Oakleaf districts, so Forest Hammock, Grey Hawk, Eagle Landing, this is their district for the County. That's our money that goes to things like road repairs so that's going to be a big one that they talk about is the budget and planning for those types of things so if we can get some of those residents to show up and put that pressure on them directly, because we only have so much ability.

Mr. Soriano noted the meeting time was 6:00, not 4:00.

### **Supervisor Requests**

Mr. Swartz asked were you able to contact the POA?

Mr. Soriano responded she's right here. She's a board member.

Ms. Farrell stated no, I'm an employee.

Mr. Swartz stated the signs that we approved you guys to put around the community to put messages up for the residents are in disrepair.

Ms. Farrell asked on this side?

Mr. Soriano responded you're not dealing with this side as an employee?

Ms. Farrell responded we are now, but I didn't know anything about that.

Mr. Swartz stated that's why I'm telling you. The signs need some good cleaning, and they need to be taken care of or they need to be taken out.

Mr. Soriano stated that was one of the agreements back when Jason who was the President of the board on this side came to us was that they would make sure they took care of the signs. They wanted to plant them in our property, and they gave us a picture of what the signs were going to look like. We haven't seen lettering on them in a while, although I know they changed hands for management company, but just repairing them is what Rod is talking about.

### **NINTH ORDER OF BUSINESS**

#### **Next Scheduled Meeting**

Mr. Perry stated our next meeting is going to be October 11, 2021, at 2:00 p.m. at this location. Marilee will be conducting the meetings because this is my last meeting. I thank the Board for supporting GMS and staff as always.

Mr. Morris stated I want to say how much I personally appreciate you Jim for the past 14 years or so. You've been a terrific help to me personally, to the Board, to the community and a great friend and we appreciate what you've done for us so thank you so much.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chairman/Vice Chairman