

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, October 11, 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	Chairman
Rod Swartz	Vice Chairman
Tim Hartigan	Supervisor
Jeremy Spellman	Supervisor
Rocky Morris	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Crys Grizzle	S3 Security
Jen Muntean	S3 Security

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Giles called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Appointing a New Supervisor to Fill the Seat 1 Vacancy (Term to November 2022)**

Ms. Giles stated as a reminder, Mike Reynolds resigned his position of Supervisor at the August 9<sup>th</sup> meeting. In accordance with the Middle Village CDD policies regarding board member vacancies dated March 2020, you do have four options listed there. We have received one resume from Mr. Spellman, who is in the audience today.

Mr. Morris stated I am recusing myself because of my relationship with Mr. Spellman. He is a new resident of Middle Village.

Mr. Hartigan stated I would like to nominate him for the seat.

Mr. Swartz asked now that Rocky brought it up, does that create any problems with voting or anything?

Mr. Eckert responded no, they just can't each vote for each other to get some sort of financial benefit.

On MOTION by Mr. Hartigan seconded by Mr. Steiner with all in favor appointing Mr. Spellman to fill the Seat 1 vacancy was approved.
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**B. Oath of Office for Newly Appointed Supervisor**

Ms. Giles stated congratulations, you are now a government official in the State of Florida. Like any other government official in this capacity, you are subject to comply with the Sunshine Law. If any business is to be discussed about Middle Village CDD, you can only speak to the other supervisors at a public noticed meeting such as this one about matters that may come before the board for action. You are also subject to Florida's public record's law meaning any document you may require or generate pertaining to the District is subject to public records request. We ask that any document, to include electronic communication, that you keep them segregated in the event a request is made. For your situational awareness, GMS stores and archives all the District's records. In the event there is a request, we typically can handle them. The first thing you should do is if there is a records request is to contact our District Counsel. We have provided you with a new supervisor's packet to make your transition a smooth one. The packet includes a Q&A about District business, Chapter 190 of the Florida Statutes, which includes everything under the umbrella of CDDs ethics and Sunshine Law document.

Ms. Giles, being a notary public of the State of Florida administered an oath of office to Mr. Spellman.

Mr. Eckert stated I will give you a call after the meeting. For purposes of this meeting here, when we talk, we will talk about public records and the Sunshine Law a little bit more in detail. We don't follow Robert's Rules of Order for this particular board. We will have a motion, a second and a period of discussion and then there will be a majority vote and that's what carries

the day so we don't have some of the formalities you may have seen in County Commission meetings and stuff like that and that is intentional, so we don't get hung up on a technicality. Usually there is an opportunity for discussion before anybody even makes a motion and there's always that last opportunity after there is a second and before there is a vote.

**C. Consideration of Resolution 2022-01, Designating Officers**

Mr. Morris stated I want to mix things up here. Here's my proposal. In that you guys are the most tenured, what I propose is Mr. Steiner be appointed as Chairman and Mr. Swartz appointed as Vice Chairman and the balance as Assistant Secretaries.

On MOTION by Mr. Morris seconded by Mr. Hartigan with all in favor Resolution 2022-01 designating officers as listed above was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the September 7, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Ms. Giles stated included in your package are the minutes of the last meeting, the financial statements as of August 31<sup>st</sup>, your assessment receipts schedule showing you are 100% collected for FY 2021 and the check register in the amount of \$195,271.13. The only thing I want to point out on the assessment receipts schedule is you'll see on there the assessments start coming in beginning in November, but the big collection looks to be in December and then continues throughout the year so that's a good news story that folks are paying their property taxes very timely.

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

**FIFTH ORDER OF BUSINESS**

**Acceptance of Engagement Letter with  
Grau & Associates for the Fiscal Year 2021  
Audit Report**

Ms. Giles stated Grau & Associates was selected through the RFP process and has completed the audit for Middle Village in year's past. Grau & Associates will audit the District's

financial statements and will examine the District's compliance with Florida Statutes, Chapter 218. Just as a reminder, their fee is \$6300 for this year's audit.

Mr. Swartz asked is that price a change from prior years and the same as budgeted?

Ms. Giles responded in 2018 it was \$ 5700. In 2019 it was \$ 5900 and in 2020 it was \$ 6000 and this is the last year on that RFP with the price at \$ 6000 .

Mr. Swartz asked so this was already preplanned? That's all I wanted to make sure.

Ms. Giles responded yes.

On MOTION by Mr. Morris seconded by Mr. Hartigan with all in favor the engagement letter with Grau & Associates for the Fiscal Year 2021 audit report was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Amendment to Landscape and Irrigation Maintenance Agreement with VerdeGo**

Ms. Giles stated this amendment is to add language for a credit to the District when the contractor does not perform a service required by the agreement due to a labor shortage or any other reason. The District can then use that credit towards payment for additional work or services.

Mr. Steiner asked so it doesn't affect any of the pricing?

Mr. Eckert responded no, it doesn't. There have been some services that have not been performed due to labor shortages and that type of thing, and this is really just there so that rather than us get into a situation where we're deducting funds on a monthly basis that we would otherwise pay. Rather than do that we would pay the amount and then we would get a credit for those services that weren't performed which we could use for enhancements. If mulch and annuals aren't included as part of the flat fee, we could use it for that. That's the intent.

Mr. Steiner asked so it's not increasing the cost of the contract?

Mr. Eckert responded it is not.

Mr. Morris stated if I'm not mistaken, Jay you said we've not heard back from VerdeGo, but is there some type of at least acknowledgement?

Mr. Soriano responded yes, and we've talked about it before. Other than actually having this addendum in the contract, this is how we have worked in the past. You heard me talking years ago even with DET that's how we got that wedding lawn enhancement on the outside.

This year we had a lot of issues. Not just labor shortages due to COVID but we also had so many rain days. We have that spelled out in the contract how that works, but even then, if it rains 10 days straight, you're not going to be able to meet that contract point. It's not truly their fault, but at the same time we're paying for it, so this was a way to put that in there and have it spelled out. The work is still going to go to them, and I've talked to them about that already. They are not opposed to it. This wording is short and sweet and like I said, it's already been done.

Mr. Hartigan asked how is the credit determined?

Mr. Soriano responded right now everything is broken down so you see how much it costs for 204 cuts a year and let's say we miss 20 of those cuts, I can pull that out and it's broken down. I'll just work with them on a normal basis throughout the month. I doubt we will see too many times. This summer was a little different, but it's good to have that in there.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the amendment to the VerdeGo contract relating to credits for work not performed was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Discussion of Pickleball Courts**

Mr. Soriano stated this item was left on here from last month. I don't know that we need to spend a lot of time discussing it. For the Double Branch side who was originally dealing with the pickleball courts, I've still tried to get that group to understand that no matter what we do, we're not going to come back right away and say yes, we're going to give you guys lots of money, we're going to build new courts, or take away from somebody else yet. We were still in the discussion phase and maybe doing something off season where I actually have the ability to do something like new construction because spring and summer, I don't have that ability. We're trying to hold them off, but if you remember last month there was a discussion about maybe changing over and bringing the pickleball group over here and if we have to, we will discuss it every month until we decide what we want to do whether it's doing something like that with Double Branch or we're going to be hands off. Pickleball is going to ask to bring it back every month.

Mr. Steiner stated I've got several questions. Being the fact that possibly Mike, Rocky and myself have been around probably the longest, I know I started coming to meetings in 2007 and then got on the Board in 2010, my concern is the fact that we've always had trouble with the

basketball courts, and we've tried umpteen measures to resolve that. I'd like to propose a possible solution. It's been stated that we're spending \$ 6000 a year for guards and we're still getting trouble. My suggestion is take the door off the basketball court and put just normal rotation security. When we first started doing all this there were a lot of people coming into the area because we weren't built out. A lot of the area is now built out and if you do that, you've got \$ 6000 to work with per year and possibly \$ 1,500 to \$ 2,500 a year for what we were spending in fence repair. They can just go in, play basketball, the guards come around in their normal way and just like they do when somebody is violating an area or rule, they're checking to see if they belong here. Having somebody posted up here all that time and spending money and we're still getting vandalism seems foolish. Unless there is a requirement to secure that area, I don't see why we're still fighting and beating our heads against the wall. Take the door off or simply remove the card reader and now they don't have to pull the fence up to get in, they can just go in the door.

Mr. Hartigan stated by the fact remains it's still not a public facility, it's supposed to be private to Oakleaf. How many incidents are we having at the basketball courts?

Mr. Soriano responded we do have quite a bit. Vandalism is a problem because not only does it create a problem right there, but then we have to pay extra money to fix it or supplies so it's an ongoing problem. That doesn't bother me as much. It's the concern of safety. When we have people here unchecked, that becomes less safe. I'm looking for an email that came to me a couple of months ago from a family in the Preserves complaining about safety because they were a little scared of the people that were at the courts and knew they didn't live here. The daughter knew the kids from high school, and they were problematic kids. I can only respond to her in a certain fashion because I can't jump to judgment, and I can't kick kids out just because I know they're problematic someplace else. If they're here as a guest, we allow them in, but she did have true safety concerns. That's one of the reasons we have that check is not just to make sure they're Oakleaf residents, but to make sure everyone is in a safe environment while they're here at the amenity center so that to me is a concern. I'm hoping to get away from vandalism anyway.

Mr. Steiner stated we don't put a fence around the kid lot out here and there was an event this weekend where there were kids in there dropping the 'F' bomb and the messenger stated they were tearing up the A D equipment we just put in.

Mr. Swartz stated that was over in Phase 1.

Mr. Steiner stated well there was something there, but I was sitting out on my porch, and I could hear them all. They had their music cranked up and every other word started with F. If they weren't in the play lot here, they were down towards the gazebo. The thing is the fact that taking that ball court away, there's two ball courts over in Phase 1 and four pickleball courts and two tennis courts if I'm not mistaken. Over on this side, putting a pickleball court there, I don't see how it's going to be managed. Does that belong to the league? Are they the only ones that do it and when there is a tournament do people get blocked out of it, or is it going to be open to the residents of Phase 2?

Mr. Soriano responded it would be just like our tennis or swimming pools are now. Tennis has tournaments and they're limited on space when the tournaments are going on. The swimming pools cut off completely when there is a swim meet so residents can't be there. So, we do that for many things right now.

Mr. Steiner stated I just have a problem. I think it's a good idea to put pickleball in and I look out there and there's a couple areas that it might be able to be placed. I don't know what the logistics are of the amount of space needed, but how much would it cost to put in a court from scratch?

Mr. Soriano responded well one, they're not asking for more. It's going to be at least four courts. We had looked at anywhere from \$150,000 if you look at what Eagle Harbor did. I think Jim might have sent you guys some of that stuff. Their buildout is \$ 299,000 for brand new courts. I know the guys over there and they're doing everything. They have lights and a grand landscape plan, so we're looking at just the courts and that's more like \$150,000.

Mr. Steiner asked wouldn't that be something like in Phase 1 where it's under control? That area is wrapped. You can't get in without going through the main area and going past staff. Over here we had Peter look at that when this trouble first started and there was no cost-effective way to add that court, or any court, because we played with the idea of pickleball back then out here to where you control access with staff.

Mr. Soriano stated we can, we talked about that before, it's just that you're still talking about a couple hundred thousand dollars. If we fence this place in completely and use staff, you walk through downstairs. A lot of amenity centers you'll see in other areas such as Pine Ridge down the road, they actually walk into their amenity center through this giant walkway. It's an outdoor area and the building sits on the side and there's just this big roof over top kind of like

walking downstairs, but you have to fence in a very large area and right now fencing is two or three times more expensive than it was two years ago so that's a lot of money, but that's close enough to where we could enclose this area and have that pretty well controlled. I wouldn't ever recommend trying to enclose all of that back there, it's just a field. But if you wanted to get to the close parts up here and cut down more on entry into tennis, they have to check in here. If you remember, a couple of years ago before we went through the pandemic issue, the tennis pros came to us to ask about adding on guest fees so they could control that better. The only problem is they have to be the ones controlling it because I can't see everybody, and we only have one staff person downstairs. If it was enclosed, they would all have to check in through this building and we could do that, but you're probably talking a good \$100,000 to \$200,000 in fencing depending on how big you want to make that.

Mr. Steiner stated but if you're doing away with the necessity for the guard at \$60,000, we could pay for it in three years.

Mr. Soriano stated we could. I like that idea.

Mr. Morris asked what is the benefit of that? With respect only to the pickleball.

Mr. Steiner stated not taking away the basketball court. They have the courts over in Phase 2. They have as I said at least two courts over there. The only reason we're considering this is because of the vandalism and the cost of security.

Mr. Soriano stated well that's the biggest point and the point I have trouble getting past. If you save that much money, we could do a lot of nice things. We can add other amenities with that money. This is the racket facility. Some of those pickleball people are tennis people and you can't play pickleball on clay courts so that's why they go over there. It's just convenience and ease. We've talked in years past about getting rid of it, but what do we do with it, and we said let's just keep trying these other things. That was not fenced in years ago, so we spent a lot of money on fences first. We didn't have a security guard. The security guard was there more for things like fights. That's a big point, but it's not the only point. I think it does fit well here, but you always hate to take things away. Right now, we can't put pickleball courts over at Double Branch the way they want them without taking two tennis courts away. There are very few tennis players over there, but they don't like that idea.

Mr. Steiner asked there's no room for expansion in the area you have over there now?



Mr. Soriano responded not for two more courts. We looked at that too thinking maybe we could squeeze them in to the middle. So, we take two tennis courts away, or two basketball courts away. We're still taking something away unless we want to do brand new construction whether it's here or there but then we're talking hundreds of thousands of dollars, not something little. I would be happy to get rid of that guard and look at it the same way as tennis. They self-police. Even our adult lap pool pretty much self-polices. Our staff doesn't have the ability to get up from the fitness center and walk up there all the time. We have security helping us out, but they can't get up. Those residents will come to us and tell us when there is a family in there that's not supposed to be, or there are people that are being problematic so it's easy because it's self-policed. I would love if we could self-police that, I just don't feel comfortable with the safety concerns with that and the concerns I've heard from residents when it comes to that, but if we wanted to take that away, yes in three years we would have enough to build our own courts. We'd have to make it through those three years.

Mr. Hartigan stated all we're going to do is keep throwing money at this basketball court the longer that we keep it.

Mr. Steiner stated that's what I'm saying. Stop throwing money at it and take the gate off the door.

Mr. Hartigan stated that doesn't relieve the problems and concerns of the residents.

Mr. Swartz stated we put up the fence to stop the problems.

Mr. Steiner stated we've got a different bunch of residents now.

Mr. Swartz asked how do you figure?

Mr. Steiner responded because I see them walking down the promenade with the basketball. I came up the other day and looked and there was one guard and one person. Do we turn away everybody or just for those families that are coming up here now? I haven't heard any complaints from the basketball courts lately. We did early on, but the biggest complaint I've heard is from Jay about the vandalism where they pull up the bottom of the fence up to get in there so they can play ball.

Mr. Swartz stated and the backboards being broken.

Mr. Steiner stated the backboard was broken with normal use. A kid came to Jay and told him.

Mr. Soriano stated well that's the only one where I know who it was. We've replaced that backboard three times in the last two years. I just don't know who the other ones were. He was a good kid and came up and told me what he was doing.

Mr. Steiner asked do we know if that was a non-resident that broke it?

Mr. Soriano responded no; he lives in the Preserves.

Mr. Steiner stated I'm talking about the other times.

Mr. Soriano stated we don't know if it was a non-resident because we don't have very good control on that. At other times of day, we can't stop non-residents from getting in there because we don't have security guards at all hours of the day.

Mr. Steiner stated and you were looking to take the backboards and put them over in Phase 1 because of the fact that they're getting broken over there too.

Mr. Soriano stated no, they're not. We just spent on that side \$10,000 to increase the height of their fence because we did still have problems, just not as bad as over here. They don't pull the fencing up, but they do climb over it. It is nicer fencing there so it's hard to pull. We also put the privacy screens on them so over there it's kind of hard to tell if the security guard is inside the courts so when they go to climb over or dig under, they wouldn't know who is in the court so they just don't do it as much anymore so we don't have as many problems. It is much more controlled and that's the biggest thing. It's enclosed and we've done all of those steps. They have spent money over the years too, it's just much better. They don't have that extra guard. They have never gotten to the point that they needed an extra guard. We haven't gotten to the point here where we could let go of that extra guard. That's where I'd like to get, but like I said, it's never easy to take anything away.

Mr. Steiner stated I just wonder whether we're meeting requirements coming out of Phase 1 at the expense to Phase 2 residents.

Mr. Soriano stated I can't look at it like expense, because then you take that money in savings and you give it to the residents somehow, whether we're building other things or providing other services. It's easy to say well I don't have a basketball court here anymore. Over there they could say they don't have a heated pool. Over here we don't have a big fitness center. I get that from both sides. We do work together to provide services, but we're not always going to be able to provide the exact same thing on each side. They don't have clay courts over there; we have them here.

Mr. Steiner stated like I said at the last meeting, we all don't have to agree so I'm voicing concern over whether we've explored every option.

Mr. Soriano stated I'd love if I could find another option. This is one of the newest options that I came up with. We've talked about over the years and most of the time it was a joke, we've just never gone that route. Now we have a way to do it and get something in return that makes some people happy.

Mr. Steiner stated if I remember correctly, Peter suggested a pickleball court because I know I for one didn't know what pickleball was and this was some time back and the decision was made to do these other measures with the court. If there's a demand from Phase 2 for pickleball and this solves the problem, but I'm thinking we're putting another band aid.

Mr. Morris stated my understanding from the universal pickleball association folks that were here last month is that it was people from both phases that were participating, and it was 50 or 60 people. I think we all need to advocate for phase 2 broadly and if it benefits Middle Village as a whole, I'm all for it. I don't want it to be a band aid. I think all of us would concur that it's in our interest to eliminate as much vandalism with whatever is happening. Because of our reciprocating agreement, we're not eliminating basketball, we are attempting, hopefully in our best efforts to accommodate the desires of the residents. Are we still going to have basketball available in Oakleaf Plantation? Absolutely, I think we always will. We have pickleball available now in those two spots or however many it is in Phase 1. A perfect world would be that we have the cash and reserves to be able to build pickleball courts in addition to the basketball and it would be great if we could fence in everything. We just don't have that kind of capital. While I appreciate your passion, I just want us all to look at what is in the best interest of Phase 2 overall.

Mr. Steiner asked have you gotten any other reports back from any of the security folks on how many people they're turning away because they're not residents?

Mr. Soriano responded I can bring you numbers, but these guys are doing a lot better than the old crowd of keeping people out, so we are seeing a smaller group here. Here is our next problem though. They let people in as guests, most of these are guests of kids. Without the security guard coming up to the fitness center to check to see if they still have guest passes, most of these are checking people in pretty much every day. We don't have a way to see that they're adding guest passes. I've gotten this question from residents before that how come they get unlimited guests at the basketball court when I don't get unlimited guests at the pool. I just don't

have a way to track it. You only get so many guests and after that you have to pay for more. If we were to start doing that, I bet you would cut out a whole lot more because they're bringing their friends with them quite a bit and you don't get to do that at the pool or fitness center.

Mr. Swartz asked do we know how many people are using our basketball courts on a weekly basis?

Mr. Soriano stated I'd have to pull a report. It'll track it from what we actually can record. We don't record all of the guests; we just look to see if they're coming in with a resident and we write that down so I'd have to tally it all up. As long as we have a guard there it is better control. With our last group there were lots of nights where the guard wasn't there and it's almost like a bullhorn. At night you'd come out here and there would be 30 or 40 kids out here with no security guards. With a security guard there, it's our normal group and I can promise there is a resident there at least claiming their guest. So, we have to have that security guard there to have any control whatsoever.

Mr. Steiner asked how are you going to control the pickleball courts if people are bringing guests?

Mr. Soriano responded we're not, the way we don't control tennis right now, but we don't see that problem at tennis. You're talking about the type of facility. We don't have the same vandalism at the tennis courts either. You are not alone. It's never easy to take anything away and everybody is always going to argue that we're just taking it away from them. I get it. On the other side, speaking to Double Branch it was the same way. I have a board member there that is concerned that we're taking away from them. Even though we're going to be building a new facility that people are going to use and enjoy, it seems we're taking away from them, and they'd rather not take away. In the perfect world we could just build something.

Mr. Steiner stated in the areas you had mentioned, swim meets and everything else, we're not eliminating, we're reducing access. If we take away the basketball court, we have eliminated.

Mr. Swartz stated that's not true, we still have them on Phase 1.

Mr. Steiner stated we have eliminated in Phase 2. The fact that we have one down there in Phase 1 and the fact that we've got the courts behind the high school, I would assume that the high school has a policy about not being on grounds when school is out, so I won't even go down that one.

Mr. Soriano stated it used to be open and I'll just let you know they are changing that. They are actually fencing that entire high school in right now. The elementary school tried that a couple of years ago and they've torn it down since then. They had that fence that went down by the road and all the residents complained if you remember they were emailing us. They are now putting up the faux iron by the building itself and it is wrapping around that whole high school area, which is going to be a lot of money for them.

Mr. Steiner stated they're not immune to the same conditions we're facing. That's my thoughts on this. We don't have to agree, but at least I've raised some issues that I think are pertinent. I think what would be more important than putting pickleball courts in, is looking at the capability to see if it's the only area so that we can have the environment similar to Phase 1.

Mr. Soriano stated I can do that. It's a large expense at first. If that's going to be our main concern is let's keep it and let's not deal with pickleball stuff and let Double Branch deal with theirs. We talked about fencing for the pool and then we kind of got rid of that idea because of the cost, but if we want to do fencing all the way around, we can get rid of that guard. It will take us a couple of years to recoup, whereas with this we get the savings right away. It's not a loss because we do have better control of the place and hopefully less vandalism and we have this nice enclosure, at least on some areas.

Mr. Steiner stated you have more control over the Grand Lawn, more control over the pavilion if people are having to come into the building.

Mr. Soriano stated as long as we can get past that large cost. I was looking at savings involved as the first thing. If we can save \$50,000 to \$60,000 every year, that happens right away.

Mr. Hartigan asked do we have any idea what it would cost for us to entirely fence it?

Mr. Soriano responded no, but it was \$40,000 something when we looked at increasing the size of the fencing for around the pool so you can probably double or triple that.

Mr. Swartz asked just so I'm clear on what we're talking about, we're suggesting fencing this entire area here?

Mr. Soriano responded I would probably look at where the sidewalk goes back here enclosing the playground, basketball courts and then coming up next to the building and on this sidewalk here going to the building and then connecting to the tennis courts. We'd have to increase the size of the fence for the pool, but that would end up enclosing this whole facility.

Mr. Swartz asked but here you're saying just another separate fence?

Mr. Soriano responded straight back to tennis yes, across the back of the Grand Lawn in between the other lawns.

Mr. Swartz asked so we would enclose the Grand Lawn too?

Mr. Soriano responded the wedding lawn, yes. You can only deal with that wedding lawn if you're renting it. We don't allow people to play games on it and dogs can't be on there, so other than walking through nobody is supposed to be using that anyway.

Mr. Morris stated why don't you get prices. We're guessing at stuff.

Mr. Swartz stated that's something we've been talking about for years is having better control.

Mr. Soriano stated it does create one issue. Let's say I'm walking from the Preserves. I have to walk all the way around to check in and I'm going to be mad about that. Or you can put in another access, but then you've just defeated your purpose. The one thing that everybody complained about over here at South Village when we designed everything over there is we had four entries around that pool; one for the bar, one in the back for their maintenance group to get in to clean the pools, one on the side by the parking lot and then you had your amenity center, so there was no way for the amenities group to keep track of who is coming into the pool so eventually they had to shut them down and just leave the one open at the bar.

Mr. Steiner stated we already have that condition at the tennis courts.

Mr. Soriano stated we do, but I don't want to spend \$150,000 and still have that problem so that's why I'm warning you.

Mr. Steiner stated I'm stating the fact that when we put the fencing in back there in the back where the equipment is you took away the back entrance that you used to be able to come in from and go straight through the tennis court area and you now have to walk around here to the front and come through the card reader.

Mr. Swartz stated you're only talking about a 50-yard difference though, he's talking about almost a quarter mile.

Mr. Steiner stated I'm talking about people coming from the Preserve, Cambridge and Briar Oak.

Mr. Swartz stated I follow you. I'm in Creekview, so I come right across that boardwalk, so I know I'm going to have to come all the way around here and I understand what you're saying, but the difference in the tennis court is about 50-yards difference.

Mr. Steiner stated I'm just simply asking that we make sure we're looking at all the options. Putting in pickleball and taking out basketball, fine, but it's a band aid approach. We have other areas where we're having other violations of people coming in unchecked. If we've got the same kind of set up out here, we have the potential of people coming in and making it available to all the guests in the world so if it's guest control, then this is not a solution for guest control.

Mr. Hartigan asked how high of a fence and are we talking a thicker gauge similar to Double Branch to where they can't pull it up?

Mr. Soriano responded that's not what I would suggest wrapping this place in. That won't work as good. We're talking about the eight-foot faux iron fencing that would go around. The basketball court, right now they have ten-foot fencing and ours is eight-foot. Ours is probably a 12-gauge and theirs is six. It's much thicker.

Mr. Morris stated just price out good options. It's just another potential solution, because we're not deciding anything today on pickleball.

Mr. Soriano stated I can bring that back. If that is something we really want to do, then that is to actually solve the issues at the basketball court and other areas because then we have control, it's just that high cost to start with, but then that means we're done dealing with pickleball and I can tell Double Branch they have to find a way to deal with their stuff over there, so they are two different projects.

Mr. Swartz stated I think it goes back to the statement you made that this is the racket sport side of our community. It does make sense to have that over here, and if there was any expansion to do, they could add a basketball court there, which they do have the room on the side of the basketball court to expand.

Mr. Soriano stated it's not big enough. I did look at just putting pickleball there. I can only get like a half court size.

Mr. Swartz stated where we put all those extra trees in that one year.

Mr. Soriano stated they have a matching shed there just like yours. About the only thing you could do is there they could expand back to where the fire pit is, but that's high construction

costs then. That is the only open area that they have. To do pickleball here it wasn't new construction, it was painting and things like that. Even taking that damaged fence down because I don't see issues with pickleball like that and then we don't have to worry about fixing fences.

Mr. Swartz stated that's my point though is if this is the racket sports area and if basketball was such a need that they needed more space, then they could look at the construction side as we've done in the past and help them out with some things and they've helped us out, we could be involved in that.

Mr. Soriano stated I could try to look at it that way. If you guys are already spending \$100,000 something on fencing to wrap a huge amount of area, then it wouldn't make sense for them to ask for you guys to spend money on resurfacing or construction or anything. They could spend their own money. Then we could say there's more basketball over there. You still have the problem that people are going to be mad that you're taking things away. If you remember, I bought brand new fitness equipment downstairs and we still have people complaining about the positioning of where something is. It's a change and people aren't going to like it, but with that much money I just think the other things that we could do will still benefit the community. I'll bring back the numbers for the fencing.

Mr. Steiner stated just another thought. What would be the cost and is there a place, for just a single basketball court?

Mr. Soriano responded a single basketball court wouldn't be as much of an issue cost-wise, but you still have to put it some place you could control.

Mr. Steiner stated I'm assuming when we put pickleball in, part of what we're wanting to do with pickleball is get it under control as well.

Mr. Soriano stated I just don't see pickleball being an out-of-control issue. Let's look at outdoor recreation. Cities that have public chess tables, I don't see people fighting at those. It's just certain things. Can it happen? Yes. Basketball is noted everywhere for those issues, but we just keep trying to find a way to fix it and eventually we will. If we enclose this, it's going to create better control. When you have a guard there, it creates better control. If we do both of those things we have great control, but at what cost? That's the biggest issue. That's why we're discussing this, because when you have these ideas it's a good way of looking at it, what else can they do compared to what we do. I've been doing this for quite a while when it comes to the basketball courts trying to figure out what else can we do to make it better, safer, cleaner. If you



go out there right now there is trash everywhere, yet there are three trash cans right by where they sit and play. You don't see that on our pool decks or on the tennis courts. It's the same issue. We've been dealing with this for years, so any ideas to make this work out is always welcome. We can talk about this every month. I told pickleball nothing is going to happen right now.

Mr. Swartz asked did they expect any kind of deadline? Were they hoping for a time to get it done?

Mr. Soriano responded they're expecting it every month. When you have a group coming to you and making those requests, they want something now. They don't want to hear us say let us think about it, but that's one thing we've done well over the years is take our time and figure out if it's truly the best and there are some things we do that we get a couple of complaints out of or one that it costs us more money, but I think overall when you look at how well we've operated over the years and budget-wise especially, I think we've done a good job.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Eckert stated over the next couple of months we will probably need to get a proposal from your engineer. There was a new law passed that was included in the information we were providing you as the legislative session was going on that every special district that operates a stormwater management system has to complete a 20-year needs analysis and there's various information that has to be included within that and then it has to be redone every five years so we will provide a scope of services to your engineer and ask them to provide a proposal for the Board to consider and at that point I can provide you with some more details on implementation of that law.

We also have a suspension hearing today at your sister district for an incident that occurred over here, but because that person is a resident of the other district, they will be the ones handling that.

Mr. Morris asked there's no need for anything on our side?

Mr. Eckert responded no. The suspension is reciprocal. There is a suspension that is reciprocal currently, this is just a hearing for the Board to decide if they want to extend the suspension any further and then that would apply to both district's facilities.

#### **B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Ms. Giles stated thank you for allowing me the opportunity to introduce the iPads. As we work through them, if any one of the supervisors just does not want to use an iPad, let me know and I can have Courtney still print an agenda book for you. I will tell you that GMS paid for the iPads and each District Manager has a set that we take from district to district. I think you'll see a cost savings there. We will continue to email the packets out a week before and if there are any last-minute changes to the agenda, Courtney will make those changes electronically, you'll get an email with those changes, the new packet will be updated on the website and you all will have the current version loaded on the iPads.

Mr. Swartz asked so you're going to continue putting it on that Dropbox to download and you're just updating the Dropbox?

Ms. Giles responded she uses the Dropbox when it's too big to email so I think that's how they came this time.

Mr. Swartz stated that's fine by us.

**D. Operations Manager – Memorandum**

Mr. Soriano stated we just had a couple of neighborhood events at your sister district. We've already done our last event for a while here. Over at your sister district we finished out the last of the dive-ins at their pool and this past week we got back into the movies on the green, so we have a food truck night and the movie on the multi-use fields. We also had a dog park grand opening. This is a small dog park that we have opened up over there. Since I put that on the website starting a couple of months ago to prepare for this grand opening, I have been inundated with complaints from the Phase 2 side because they don't have a dog park and they're not walking over there. None of our parks or playgrounds are designed for driving. It is a walking neighborhood, so there's no parking spots and I had to remind people by email even for the grand opening to ask them to be courteous because I could see people driving up the first day, but I didn't want them parking in front of people's driveways or on their front lawns, so everybody was good this weekend. The rain cut down on the participation, but that was a big part of the complaint that you don't have a dog park over here, so we have gotten a lot of requests for that.

We've kind of opened up and you are allowed to have your dogs out here now, but make sure you follow certain rules. I told them they can come to the Board to make a request for the future if they want to attend meetings.

Mr. Swartz stated on all these projects that we keep talking about, we've brought this up before, but it would be really helpful if we had a good-sized map here in front of us for when we're talking about this.

Mr. Soriano stated I've printed pictures off before and we've joked that it's a lot of ink, but now that you have these iPads in front of you, it is easy for us to put good maps of the neighborhood.

Mr. Swartz stated to my point specifically, undeveloped areas that we could use, because there are things on there that aren't really our property, so that when we're talking about wanting a dog park we could look and say there's no space or there is space to put it.

Mr. Soriano stated I can do what I can. I can't show you everything on there. We are online though so just the same way I do with residents when they call up, I direct them to our property appraiser's website and it pulls up a great map and you can click on every single spot and you will see when it was built, square footage, who owns it and things like that. This is very useful when I get residents calling me and they want to know who is taking care of this little spot of land in the neighborhood and it's not really ours, so we don't take care of it. Whitfield has three of those that I've had to explain to people over the years that they are not owned by the district, they were leftover plots that the developer didn't make the right size so we can't build a house on it and now they just sit there. That website is great for seeing things like that and it allows me to give you guys images of what we could do there so we'd be able to use those in the future. You'll see it on future emails. I did take pictures of all the dogs in the dog park out there. There's another project they're working on, a big trail that has a pedestrian bridge that we're building, and it will open up a three-quarter mile mulch trail. There were plans here when we first developed this property for a very large mulch trail. I'd prefer not to look at it, but I've had people ask about it. It goes on the back side of that pond. That's why when you walk around Briar Oaks, there is an opening on that side where the pavers end and it starts a mulch trail.

Mr. Swartz stated it ends with a fence.

Mr. Soriano stated no, it will go into grass, there's no fence back there other than on the houses so you can keep walking back. However, back there is where I've seen the largest gators

out of all of our ponds. There are gators in every single one of our ponds, but most of the others are little guys. That's where the biggest one sits, and you can see it when we drive back on the ATV where the nest area is so to me that wouldn't be the best area to do a trail but I've had people ask about those things too. We can put pictures of those type of projects on there. They did go with the recycled material just like your gazebo work and our walkway so that's helped out because a lot of the woodwork I've had to do for them we're doing in the shop and doubling everything so we're purchasing the Trex material to get ready for theirs and I have a bunch for your walkway.

I had on the report a mention of Christmas lights. This was more for your sister district. I don't get as many requests here, although last year we did get the resident request to do a resident-run program for decorating and we only had one resident get involved and decorate the columns. We do everything, but I do come to you guys every year and ask if there's anything more we want to spend money on. We spend a lot of money on Christmas lights. Most people don't realize how much money because it's spread out. I start putting up Christmas lights this month because it takes a while. We don't turn them on until after Thanksgiving, but we start doing everything in October, so I wanted to ask if there's anything specific you guys wanted or requests to spend money anywhere to make it more grand. If not, moving.

We have one more weekend with the pools open for families. We are on that extremely limited schedule and if it wasn't for the warm weather, I don't know that I would have seen the one family I saw this weekend, but we are closed down and we get to that point where it's adult only for the rest of the season. That is at your lap pool. We will turn the heaters on. Usually, we start testing out the heaters the last week of October or first week of November to make sure everything is good. We are no longer in that warranty period so anything we have to do we will have to pay for when it comes to repairs. If you remember, that is something I haggled with our installer to get extra years out of, and we are out of that time now.

On the operations side, the note on tree lighting is for the Willowbrook entrance so we did dig in our last couple of trees and planted the posts, however I'm working with Clay Electric because Willowbrook did some work to their signs and now they have their own LED signs. I haven't reached out to them to see if they still want to allow us to hook up to their work. That was part of the original plan that we were going to hook up to their meter and in return we were going to buy them their own LED lights. I'm not sure they're still going to want to let us get

electricity from them. I have asked Clay Electric. One of their big problems back when we first started that project was, we have three phase power running along that road with those big lights that are in front of the high school and that is not something we can hook landscape lights up to. I've asked them if we install our own power inverter if they would allow us to deal with the power inverter. You can drop three phase down to a single phase but it's something our electrician would have to do and we would be able to hook off the first light, which is in line with our first landscape light on the tree so if they allow us to do that, not only does it save me some trenching area, but it's already our meter and we don't have to deal with Willowbrook so I'm waiting to hear from them and then we will be able to hook up that last bit of tree lights.

I wanted to update you guys on the promenade. We did do quite a bit of work tracing and hunting things down. I have a whole list of damaged LED lights and blown ballasts. The last couple of years we've been switching those out and going to all LED out there. There is one short on the pole that they pulled out of the ground for development, so I can send them a bill for repair and see how they respond, however the electrician had some concern that there's not really a way to prove that any of the other damage came from that short. I think it's highly coincidental that I have that many problems and it all started occurring when they pulled that light out, but the rest are on lights that sit on other properties, so behind the Preserves or behind Cambridge. We will have to pull all those ballasts and switch out all the LEDs, which was the ultimate plan anyway, I just don't know if we'd be able to recoup money from them. I can try.

Mr. Swartz stated the worst they can do is say no.

Mr. Morris stated I saw where they started vertical.

Mr. Soriano stated yes, they've started putting in some of their concrete foundations and doing a little work. There are walls constructed for buildings to go up. That leads me to this last section in the discussion, an area that is additional maintenance issues at the clock tower quadrants. That area has turned out a little different than what the original plan was, and we also have a newer tenant on the clock tower. They've been there for a couple of years, and we've had other issues, that is the church that resides on the southwest quadrant. They have emailed us to ask us to give them some kind of clarity on exactly what we do and what is ours because they feel they're taking too much maintenance on the parking lot, and they would rather us pay for that. I have let them know multiple times that we don't do that, that the parking lots are there for the businesses. We have the slip lanes and realistically we don't own the slip lanes. So talked to

Peter a couple of weeks ago to figure out how this started. The county will not take responsibility for those slip lanes. We created them, but they sit in the county right of way and we don't own that property. We don't own anything in the quadrants. We may have some easements for electrical because we do pay the bills on the streetlights, but we don't own anything. We handle general maintenance for the right of way like we do everywhere else. We pay for somebody to go up and down the roads and pick up trash, we handle irrigation, and we install the plants. We've talked about that before and we're not really installing new plants until that place develops so we don't spend a lot of money up there. We do mulch every year, that's the easy thing to do, but as far as the parking lot spaces and the sidewalks inside, those would have been handled by those businesses there. They really don't like the idea of having to take care of that. We do have an agreement with the other quadrant, the UF building. The developer that is there, Don Hinson, we have an agreement with them, and we do cost sharing for the lights and the reason for that is we were going to take care of not just the slip lanes, but the roads coming back farther. Years ago, there was a plan for there to be some green space on the promenade. This was a very long time ago. That is gone. There was no land deeded to us, so we didn't get a park or playground there on that corner and there's no construction funds that I know of so unless we were going to spend new money, we weren't going to do anything out there. However, to me that means the plan has changed. All the things we thought we were going to have part of, some kind of ownership or responsibility, we don't, so I'm leery about telling anybody that we're going to take on more responsibility for areas we don't own.

Mr. Morris stated absolutely not.

Mr. Swartz stated I totally agree.

Mr. Soriano stated they have asked to speak to me and Marilee and get more clarity and they even asked for something in writing. We really shouldn't be doing anything in writing for areas we don't own, because to me it's the same understanding. We don't own a lot of the areas going up and down this road, but then we don't take extra responsibility either. We cut the grass and we pick up the trash and we pay for the streetlights.

Mr. Morris stated I mentioned this the other day. I'm assuming you've not seen any preliminary drawings of what they're wanting to do on the quadrant have you?

Mr. Soriano responded they haven't shared with me their plans. I've only seen a general survey and they were asking questions about why their property goes through the middle of some parking spots. I get that, but those parking spots are there for the businesses.

Mr. Morris stated and it's certainly not a classical business that we would have anticipated.

Mr. Soriano stated right, and I think that's where a little bit of the idea changed. There wasn't supposed to be a church there, it was supposed to be commercial businesses.

Mr. Morris stated I would say first, no, we're not going to do that. But, if we wanted to enter into some kind of cost sharing perhaps for the lights that line the circle, that part of the quadrant, I think that is great, but we don't even know what their plans are for the rest of that property, and it may be that perhaps even the sidewalk part adjacent to the parking spaces will be gone. I would imagine some of that would have to be taken out in order for it to provide parking to their church building.

Mr. Soriano stated he did mention that they're going to be building their own parking lot because they need a lot more spaces, especially a church the size that they're talking about. I just think it's a weird spot and there were understandings between the developers and the district back then, but it's not the direction the development has gone so I don't know that we need to stick to that either. I was really bringing to you guys because we're going to get more questions about that and just to let you know, Mr. Hinson says the other two quadrants there's no hopefulness whatsoever so it will be a while.

Mr. Morris stated even a cost sharing digs deeper into their pocket if we're going to do the lights that line the street, but that's as far as I would take it.

Mr. Soriano stated right now they have picked up the cost for the lights in their side of the parking lot. They wanted that a couple of years ago and I let them know our streetlights are already paid for. What is inside is to light up those parking spaces, and there are some that sit in that border, but they're not meant to be there for the streets, they were added to that parking lot, so they wanted to light that area up so they could do events so they're already lighting the place up and they did install LED lights to keep the cost low.

Mr. Steiner asked where did we end up on this? We're not going to submit anything, or we are going to?

Mr. Soriano responded I'm going to submit the entire bill from the electrician right now and ask that they cover it.

Mr. Steiner stated I'm talking about what we were just discussing for the church.

Mr. Soriano stated I'm going to leave it to them. What I would suggest for almost everybody when we have these situations is I bring it to you guys first to get a feel for how you want me to proceed. If they don't like that answer they can come in and ask themselves and go through a little more detail if they'd like. If they say we want to do just the lights or just these five parking spots but all the rest we're going to take care of, they can come to us with more detail, but I've explained it to them two or three times now over the years, it's just lately now they're getting ready to clear some of those trees and they want a little more understanding. I don't think we should be talking to them about putting anything in writing. We don't even do that now for things that we do take care of. That's just going to be something they're going to have to take themselves.

Mr. Soriano continued with his report. The last thing I wanted to mention is we have a letter from our security company. They would like to increase the cost of services starting January. I let them know the price increase isn't something that bothers me that much because they were one of the lower ones we looked at in that bidding process, and they have been working hard to try to meet our needs. My concern is we've already done our budget. Right now, we are at \$22.50 per hour and they would like to move up to \$24.95.

Mr. Morris asked how long have you guys been working for us?

Ms. Muntean responded since May.

Mr. Morris stated so that's five months.

Ms. Muntean stated the increase would start January 1<sup>st</sup>, so seven months.

Mr. Morris stated because we've already done our budget, I would say no. Come back and let's make it a discussion point going into our next budget, because we've just approved it 30 days ago and it could have been a line item that we could take under discussion, however it's almost like a bait and switch kind of thing. One of the primary reasons we selected you guys was because you came in at the right price and we were already taking a pretty significant hit on the cost of security prior to engagement with you. It doesn't feel right, but I'm certain it's something we would welcome a discussion on going into our next fiscal year.

Mr. Hartigan asked did you know about this potential increase 30 days ago?

Ms. Muntean responded I wasn't aware that your budget was October 1<sup>st</sup> and typically we get them out in September for all price increases that we do. Our standard contract said we don't



increase any rate, so even if somebody started June 1<sup>st</sup>, it's six months so our contract says we're not going to bait and switch you. That's certainly not the intent. We did not increase any of our client's rates last year strategically and we took a huge hit on that and we didn't do it because of COVID. This year it's not sustainable to not increase. I think you guys have seen throughout any industry, trying to get gas, trying to get any work done on your house, anything that you do now is more expensive so the cost of everything is more expensive. Last year we didn't feel any real hit from COVID as far as having to increase our wage rates, us being charged more from our vendors, our insurance costs going up, the cost of vehicles and right now for us to get a used vehicle we're paying 40% more. There are just no cars on the lot. Having said that, we probably started to feel it in April, and we weren't really sure what was going to happen as far as how much we were going to have to increase pricing and what we were going to have to do, but we've done a lot of internal analysis and we track our pay rates quarterly and our pay rates have gone up 35% and that's to get somebody to answer an ad. We have six portfolio companies and we're spending \$10,000 a month because we're having to sponsor ads to get somebody to answer our ad and we're having to beg people with sign on bonuses. With that, we've also had to increase the wage rates of our current staff because you can tell people their pay rate is confidential, but they don't keep it confidential. I can't pass on a 35% increase to my clients. Nobody could withstand that, so we looked at what is reasonable and what we needed to do. I can't hire anybody at less than \$15. People were getting paid to stay at home and getting all these stimulus checks, and they come in demanding what they should be paid so I'm having to pay a standard officer \$15 an hour to get them in the door. Supervisors are \$17 an hour. The gross up for us to pay workers comp, taxes and all that is at least a \$2 increase. If I have a minute of overtime, I'm at least \$25 an hour that I'm paying somebody to stand guard. A lot of security companies are going out of business. Overtime is our responsibility to manage but that is basically breaking even the minute that I do have overtime. I may be able to get it down a little bit for you guys until your October budget. I don't want you to feel price gouged, but over the last six months it's been very interesting as far as that is concerned. I can't keep it at \$22. It's a loss-making business for the company at that rate.

Mr. Swartz asked do you have a number of what that would be from January to October for us?

Ms. Muntean responded I can put it in Excel for you guys because each month varies. When somebody doesn't show up because they called out sick or they're running late and we're trying to get it filled we do credit you guys for that.

Mr. Swartz asked but generally, what was it 22 something?

Mr. Morris responded 13%.

Mr. Swartz asked so that is that going to mean in a total dollar amount for us?

Ms. Muntean responded I don't know, but I can definitely get it for you. Because there is a pay variation it does change from month to month but I can get that to you guys so you know each month what that would look like and what that total looks like for your guys because you're not getting an increase October through December so it would be for January through October. Since it doesn't start until January 1<sup>st</sup> I can get that to Jay and you guys can review it and I can come to the next board meeting to talk to you guys about that. It's just been really hard getting people in the door, and we've had to kind of throw our hands up. We have our audit committees and board meetings and every quarter I have to answer about why I approved this rate and I've increased the wage rate X amount and I'm like, this is what I have to do.

Mr. Hartigan stated you are asking us for a pay increase in January and you have a quarterly meeting. What is going to prevent you from coming to us and saying that still isn't enough, we need more?

Ms. Muntean responded I think if you look at the contract, I can't do that number one. Number two, I wouldn't do that. That is your rate for the year. We do one annual price increase.

Mr. Hartigan stated that's what we thought we agreed upon to start with.

Ms. Muntean stated in the contract it said we had the right to come back in six months. It is in our contract that we will not increase anybody for the first six months but after that we have our annual price increase. We've never done a price increase other than annually and like I said, we didn't even do one last year because we felt like the customers wouldn't be able to withstand it and we hadn't felt the effects of the inflation until April of this year. If I can't get people in the door and I have to pay \$20 an hour I'm going to come back and say it's one of two things; I either have to pass that increase on, or I can't do it. I hope we don't see that. I think that would put everybody in a predicament if that's where any hourly wage rate went to, so hopefully this is it. My hands are kind of tied on it, but like I said, we don't just throw out a price increase just to throw out a price increase and we certainly wouldn't do it without coming to talk to you guys.

The contract says we have the right to come to you annually after six months to increase the price.

Mr. Steiner asked where do we stand on this contract?

Mr. Eckert responded I think you may be referring to the standard contract that you all have and if you recall we heavily negotiated this one and the first thing I would say is the contract has a 30-day termination without cause for either party so either party can give 30-day's notice and walk. The provisions that we negotiated says that for services described in the agreement, the District agrees to pay contractor \$22.50 per hour for work performed. After May 15, 2022, the contractor may ask the District for an increase in the hourly rate based on the change in the labor market conditions. It further provides that for any renewal term, the parties agree to attempt to negotiate adjustments to the hourly fee if an adjustment is proposed by either party. So, we did address the labor market shortage, at least the anticipation of that. Perhaps not the severity of what we're seeing in the market at this point in time, but that was the deal that we negotiated. It's not the standard contract that they have, but that's where we landed was that they were not going to come back to us for a cost adjustment until May 15, 2022. Nothing prevents them from doing that. I've provided you with the information on termination, so I just want you to understand the last version of the contract that I have that I was able to access had this provision.

Mr. Hartigan stated according to what you just read there is not a six-month provision.

Mr. Eckert stated I don't have the signed version, this is the last version that would have come from my office in Word form to be signed, so if you have something that says six months on the signed document, I'd be happy to look at it.

Mr. Morris stated his reading is that you can't come to us for an increase until May.

Ms. Muntean stated I could have sworn it was six months. If it's not, I can see if we can push it to May. I'm going to check what we have. I know we specifically negotiated this, and I know that was an issue that we talked about so I don't know if we landed on May. I'll take a look at that.

Mr. Morris stated do that, and Marilee if you can hunt down the executed agreement.

Mr. Eckert stated I'm looking at it right now.

Mr. Morris stated you were also going to submit to Jay an analysis of what that impact would be that Mr. Swartz had requested.

Mr. Soriano stated I just looked at it really quick. On average it's going to be \$311. It's not a lot, but that's on top of what we already pay, and we pay a good amount. We have 127 hours a week and they're talking about \$2.25 an hour, so an additional \$245 for each week.

Mr. Eckert stated the signed contract says May 15, 2022.

Mr. Hartigan stated so we're going to be just shy of \$15,000.

Mr. Soriano stated unless there are any questions on the maintenance items that were completed last week, that is it for my report.

Mr. Steiner stated just out of curiosity, are we still keeping up on the rentals? They're not in your report.

Mr. Soriano stated I noticed that. Sometimes I go really quick and don't copy Wanda's information that she sends me. For August there were 29 rentals. 16 of the 30 days were rented so we're picking up a tiny bit. It has helped that we have gone back to 100% capacity, but people are still a little bit hesitant. She is getting a lot of tours so we were hoping that we would get back to that every weekend rental. In the future when I have these issues if I notice that they're blank and I've forgotten something, that is the good part about the iPads is I can send them to Courtney and Marilee and get those put in for you quickly.

## **NINTH ORDER OF BUSINESS**

### **Audience    Comments    /    Supervisors' Requests**

There were no audience comments.

Mr. Swartz stated just a point, Jen made some points that I think we need to consider going forward: the labor market, cost of things and inflation. With next year's budget we're going to have to work really hard to keep our streak of not raising assessments.

Mr. Soriano stated staffing-wise it was in there. When we started that budget process a few months ago that was a big one that I had to tick up. I have a spreadsheet for the next five years because that is the way our minimum wage goes is the same case for those few that we talked about paying a little bit more. It doesn't work when your minimum wage is coming up and now, they're only \$0.50 more when at first they were \$3 or \$4 more so it's the same issue we get everywhere and I've already planned that out for the next five years. As far as keeping assessments level, that is a little different. We're 18 years old so that's going to be much harder. I can plan and control staffing really well knowing how many hours we're going to be open and how many people I need. It's those things that jump up like repairs or when we want to do the

new facilities we may not have planned for. We touched on this last meeting, the capital study that helps to go along with all of my plans too and gives me a good guideline year after year for what we're going to spend.

Mr. Swartz stated yes, the costs that we looked at five years ago are going up. We couldn't control chips in cars not being available and those kinds of things.

Mr. Soriano stated right, and we mentioned possibly doing this study again. It's a few thousand bucks, but it's a good backup to have for that planning every five or six years.

Mr. Morris stated I am announcing that I am stepping down effective today. I am now no longer going to be a resident of Oakleaf Plantation. My wife and I are in the process of moving over to Mandarin in Duval County and I want you to know it's been a distinct pleasure serving on this board for the past 13 or 14 years. It's been fun to be able to have been able to keep our assessments flat for that period of time. There were a couple of times, particularly during 2008 and 2009 when we could have and needed to raise pretty significantly and we were able to navigate through that without doing so to the benefit of all of us residents, so I wanted to thank all of you. This is my last meeting. I wish you all the best going forward and managing Middle Village Community Development District.

Ms. Giles stated we will send you a Form 1F to fill out and submit.

#### **TENTH ORDER OF BUSINESS**

#### **Next Scheduled Meeting**

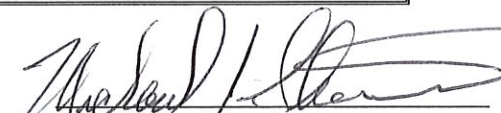
Ms. Giles stated the next scheduled meeting is November 8<sup>th</sup> at 2:00 p.m. here at the Plantation Oaks Amenity Center.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman