

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, November 8, 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
Jason Mifsud	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo Landscape
Crys Grizzle	S3 Security
Rhonda Mossing	MBS Capital Markets (by phone)

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Jim Haynes, 468 Hearthside Court, stated I work with the pickleball program. I used to work with Andy in tennis, but I direct the pickleball program clinics and we just want to follow up. We've been for a long time pursuing some permanent pickleball courts. Just to see if there are any questions you have or anything we could do to make that happen. I know you all have looked at a few different ideas. The program is really growing, and we have a lot of participation.

Mr. Hartigan asked do you not have permanent courts over at Phase 1?

Mr. Haynes responded there are two tennis courts that have temporary nets and lines blended in with the tennis court lines. It's not uncommon, but it's less than ideal for a lot of different reasons. With blended lines there are lines going everywhere. Ideally, we'd like to have courts that are dedicated and that are painted according to the pickleball dimensions.

Chairman Steiner stated that's going to be a Double Branch issue from our standpoint. We are still discussing things from over here, but I believe where we left it was as far as adding courts, we really don't have room to add any courts over here. We would have to do away with something, and we're still discussing that part of it.

Mr. Haynes stated we have players on both sides, and I know there was some discussion about the basketball courts, but I wondered if there was any consideration of the basketball courts over at Phase 1. You have two sets of basketball courts.

Mr. Hartigan asked of what, conversion?

Mr. Soriano responded that would be completely up to them though. That would be completely outside of what these guys could do here.

Chairman Steiner stated you'd have to bring that up at the next meeting. They meet after us.

Mr. Haynes stated I'm sorry, I didn't understand that. I just wanted to see if there were any questions or any input I could get.

Mr. Soriano stated what we're going to discuss later today is the fencing, but that was to help out with issues and keep these basketball courts, not to get rid of them so that's what the Chairman is talking about. We're still discussing it, but right now it's leaning more towards not getting rid of the basketball courts, which means unless we were to build standalone courts there's really no way to do more courts over here. Beyond what you guys might talk about with the fencing and the cost involved with doing anything like that, there were no decisions last month.

Mr. Hartigan stated we're still weighing all options based on cost analysis.

Mr. Haynes stated very good. Let me say, we do a free learn to play clinic every Saturday morning. You guys should come out and try it at 9:00. We'd love to introduce you to the sport.

Ms. Kimberly Farrell, 4003 Leatherwood Drive, stated also regarding the pickleball court, when I was here two months ago there was discussion about converting the basketball courts over here into the pickleball courts. Has that been completely shut down?

Mr. Hartigan responded no; all options are still being weighed.

Vice Chairman Swartz stated we're just getting the cost analysis.

Ms. Farrell stated okay because as a homeowner on this side, Jay had talked about the fact that we're paying \$65,000 for security because of the basketball courts. Now you're talking about spending more money for fencing, but I don't think that security is still going to be able to go away so we're going to be spending that \$65,000 a year.

Chairman Steiner stated we will be discussing that later. The big issue and the fact that it was even considered to begin with was because of vandalism and also the fact that we do have to keep security guards, because we're not as fortunate as Phase 1 to be able to wrap that in fence and have a controlled entrance, so what we're doing is to be able to do that over here.

Ms. Farrell asked so you're talking about having actual staff monitor it then?

Vice Chairman Swartz responded much like Phase 1. We haven't discussed it yet.

THIRD ORDER OF BUSINESS

Ratification of Transfer of Client Matters to Kutak Rock, LLP

Mr. Eckert stated our firm, Hopping Green & Sams is going to be winding down our operations in terms of providing legal services as of November 12th. As of the last year we've lost several attorneys, so it makes more sense for us to go our separate ways. The community development district practice group, which is about 10 attorneys, is going to be starting a Florida office of a national firm by the name of Kutak Rock that does not have any offices in Florida. That firm does a lot of work in the public finance arena and the bond arena. They also work with many special districts in Colorado, Texas, California and other states that have entities that are similar to CDDs, so we're excited that this transition for us will pick up some best practices and perhaps we will have some best practices to offer to the existing folks at Kutak Rock. From the perspective of the District, there will be no increase in fees as a result of this transition. There also will not be a change in who works on your district. Obviously, you guys can request that change, but the plan would be for me to still represent the district, and then my paralegal David Wilbourn, who also works on the district behind the scenes will also be going with me to Kutak Rock. So, today you have the option of alternative one, which is to retain Kutak Rock to be your new attorney, or alternative two, which is the Board can find a different attorney. If the Board does choose alternative one, I've provided a contract to your Chairman and your District Manager, which has the same fees as your last agreement that we negotiated earlier.

Chairman Steiner stated I guess we're looking to ratify. I chose option 1, which is to convert our legal services over to the new group. My main feeling in that is to maintain some

continuity with Mike. We have history there and I thought it would be to the benefit of the group to have that kind of support.

On MOTION by Mr. Hartigan seconded by Vice Chairman Swartz with all in favor and the selection of Alternative #1 was ratified and the fee agreement with Kutak Rock, LLP was authorized.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill the Seat 4 Vacancy (Term to November 2024)

Ms. Giles stated included in the agenda package are the vacancy policies as a reminder of what your options are to fill vacancies as we have them. We do have a resume and the resident, Jason Mifsud, is here with us. We will open that up for discussion.

Vice Chairman Swartz stated I've worked with Jason for years in this community. He's been a POA president for 3.5 years, he's very keen on what is going on in the community, he is a veteran, and I recommend him.

Mr. Hartigan stated I've known Jason for years. He's an upstanding individual. I have nothing negative to say whatsoever and I'm in full support of his application to the Board. I'm glad he was part of the POA in the past and hopefully can shed some light in the future as to questions that come up from the community in regard to the POA.

Chairman Steiner stated I probably know him the least out of everybody here. I've interacted with him coming to these meetings. I'd make a motion that we accept his nomination to the Board.

Mr. Hartigan asked is there anything you want to add to your resume?

Mr. Mifsud responded no. I appreciate your consideration. As you know, I was part of the HOA for 3.5 years up until April of 2019, so I was pretty involved. I'd like to look at a new aspect of what I can do for the community and this opportunity came up.

On MOTION by Chairman Steiner seconded by Vice Chairman Swartz with all in favor appointing Mr. Mifsud to fill the Seat 4 vacancy was approved.

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles stated after the meeting you can hang out for a second and we will go over some paperwork and make sure you have District Counsel's phone number, and he will explain some things to you.

Ms. Giles, being a notary public of the State of Florida administered an oath of office to Mr. Mifsud and 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 by 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 acquire or generate pertaining to the District is subject to public records requests. 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, which is Mike Eckert. 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.

C. Consideration of Resolution 2022-02, Designating Officers

Ms. Giles stated this resolution is to add Jason to the list of officers. All of the other officials on that document will remain the same: Chairman Steiner as the Chairman, Vice Chairman Swartz as the Vice Chairman, the GMS employees as Secretary, Assistant Secretaries, Treasurer and Assistant Treasurers.

On MOTION by Chairman Steiner seconded by Mr. Hartigan with all in favor Resolution 2022-02 designating Mr. Mifsud as an Assistant Secretary was approved.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the October 11, 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 September 30th, your assessment receipts schedule showing you are 100% collected for FY 2021 and the check register totaling \$100,199.71.

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

SIXTH ORDER OF BUSINESS

Consideration of Underwriting Agreement with MBS Capital Markets

Ms. Mossing stated we are your historical underwriters for your bonds. We continuously monitor your bonds for refunding or restructuring opportunities. In the case of your 2018-1 bonds, we believe they can be economically refunded in today's market for a lower interest rate. In order to run those numbers and work with your staff to gather the information we require; we would need to re-enter a contract under SEC rules and regulations with the Board to do that work. In your agenda package today, we've provided our standard investment banking agreement for your consideration and approval of that is completely contingent upon us actually refinancing the bonds that are referenced in the agreement and there would be no cost to the district if that does not happen. What we would do from this point forward if you approve the agreement is to start working with staff on restructuring the debt for interest rate savings.

Chairman Steiner stated we have 2018 A and B bonds. The B bonds were the ones that were broken out and handled because of the property problems we were having at that time. Would they be effective with this, or is it only the A bonds?

Ms. Mossing responded you have 2018-1 and 2018-2 bonds, it's a subordinate structure and the 2018-1 bonds are refundable at any time, but the 2018-2 bonds, the subordinate bonds that were related to the undeveloped property, those are not refundable until 2028, which means they're call protected and we can't do anything with those right now. The 2018-2 Bonds are about \$2 million out of \$22 million of debt that you have, so it's a low amount. It is recommended we proceed with the refunding of the 2018-1 bonds, especially since that is the majority of the debt, and the interest rates are the lowest they've ever been right now.

Chairman Steiner stated you say the 2018-2 bonds are the subordinate bonds?

Ms. Mossing stated they're call protected. There is such a thing as an advanced refunding, but they are not permitted right now under current tax law, so the soonest we can look at refunding those bonds would be in February of 2028.

Chairman Steiner stated my question was centered around whether we were talking about the smaller amount of the debt or the larger amount, and we are talking about the larger amount of the debt.

Ms. Mossing stated yes, sir.

Vice Chairman Swartz asked this is just to basically start looking at the numbers and you'd get back to us with the hard numbers?

Ms. Mossing responded correct. We would start looking at the numbers, putting together a structure and bring that back to the Board for your consideration.

Mr. Hartigan asked the refinance savings projection would be what?

Ms. Mossing responded the market will be up a little bit right now. I'm thinking you'd be looking at a refinancing probably between 2.5% and 3%, so you're talking about 4.37% at the highest, I think. It would be a significant interest rate reduction.

Chairman Steiner asked and this would also be keeping the maturity date the same at 2035?

Ms. Mossing responded exactly.

Mr. Hartigan asked there's no out of pocket expenses for the analysis?

Ms. Mossing responded not for the analysis. If we do move forward with the refunding there will be fees related to cost of issuances involved, but we try to wrap that into the refunding so that there's still savings and debt service reduction.

Mr. Hartigan asked when you say wrap that, you mean adjust the interest rate up slightly higher?

Ms. Mossing responded no. The costs of issuance are typically paid out of a reduction in the debt service reserve funds and you have a low debt service reserve fund so we will take a look at that and see if that would cover the cost of issuance for the new debt, but that would all be a part of our analysis if you move forward and we can show you how that would work when we bring it back, hopefully at your December meeting.

Chairman Steiner asked Mike Eckert, are you on the line?

Mr. Eckert responded I am. I've reviewed the agreement and it is pretty standard. If there are any financial savings that are potentially there it is worth looking at.

On MOTION by Vice Chairman Swartz seconded by Chairman Steiner with all in favor the underwriting agreement with MBS Capital Markets was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

The following items were taken out of order of the agenda.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

1. Memorandum

2. Quote for Fencing of Amenity Area

Mr. Soriano stated we had a couple of community events since I saw you last. One being the Pumpkin Plunge, which was one of our biggest events in quite a while and it was extremely hard to get a couple hundred pumpkins this year with the supply chain issues. I had to travel to three or four different grocery markets to get these, but we did have a couple hundred people show up and it was fun. We have a movie on the green coming up. I'm working with the food truck people to make sure they're not changing their events around. We had originally planned for their food truck Friday night at the Phase 1 side to always combine with them so we can guarantee people are showing up. I hate to pay for the licenses on the movies and we only have 20 people out there because it does cost us a good amount of money. At least when we have those food truck nights there are lots of people enjoying the food trucks and they hang out for the movie so it ends up in a good night, so hopefully we will still be able to have that. We are having our virtual Turkey Trot as we did last year. It is a large course that is on the Phase 1 side, so the Turkey Trot will be handled at your sister district but run like we did last year where there are turkeys hidden along the course and they have a couple of weeks to take the family out, take pictures and post where they found the turkeys and things like that and there are prizes involved so it should be fun.

You'll see our numbers are creeping back up to normal. We are also starting to get a lot more tours for this room and hopefully that means we will get back to that every weekend booking this out because there is a large change in that revenue. At one point we were making \$90,000 on this room and as in the past, I've mentioned we don't charge a lot for this room to make that kind of money and that's a good thing. We constantly stay packed here. We are really hoping to get back to that, but everybody is still slow to come out. We are getting back to that full service though, so there's no limitations on how many people they can have here, which helps out.

Moving on to the maintenance items; we have quite a few of the promenade lights back up. We have not broached the subject of the one pole that was shorted. I have not heard back from them so I will try to contact them again and see what their thoughts are on helping to pay for that electrician to dig that area up. If you have been out there, you'll notice it does not look like they're going to put in a retaining wall. In fact, they have a couple of sidewalks that are poured out there that are coming from the neighborhood straight into the promenade pavers, so I think that area is going to be a little bit different. With that said, it'll make it a little easier for me to dig and get to the light poles, but that area will be a little different than the areas we already have such as Briar Oaks, Cambridge, and the Preserve.

Vice Chairman Swartz stated on that topic, the look of it and how it blends in with our promenade there. Have you been included on that? Are you happy with it?

Mr. Soriano responded no, they haven't included us in any form or fashion. I don't believe they've contacted Peter because he hasn't talked to me about it. I don't know that we have any control or say either. District Counsel, do you know of anything?

Mr. Eckert responded I don't know. I'd have to look at that.

Mr. Soriano stated even when they decided to dig that big drainpipe in, we let them know we had already planned for that drainpipe. There is a drainpipe out there already, but they wanted their own and they had already engineered and planned for and bought the pipe and everything, so they went ahead and moved forward. I would have thought that would have saved tens of thousands of dollars.

Vice Chairman Swartz stated there is a segment that is CDD property, right? The property line is what we're responsible for so just crossing it and coming right into it as if it's theirs, I can't believe they don't have to.

Mr. Soriano stated with the wall it's not. That's just the border, almost like a fence easement.

Vice Chairman Swartz stated right, but you said they took the wall out?

Mr. Soriano responded no, there never was a wall. When you walk down you see the retaining wall at the other three properties. Theirs was always flat, but it wasn't developed. So, they've lifted the ground up, but it looks like they're just going to have a hill going down to the promenade walkway.

Vice Chairman Swartz asked didn't I hear you say they're just going to have a sidewalk come in?

Mr. Soriano responded right now there are a couple of sidewalks, and they just slant from their property elevation and come into the promenade paver walkway that we own. So, to me that looks like that's the way they're going to keep it. I have concerns with runoff. We've already seen issues like that, but as I said, I don't know that we have any say in that.

Chairman Steiner stated I think they're going to be revising like Cambridge and Briar Oaks did because that will become an entrance and exit and when they went ahead, they closed off between Briar Oaks and with Cambridge between the buildings and basically you have to go up through the gazebo to get into the community, but if it's like that, it's going to be a main thoroughfare, especially with kids coming out of the schools and everything else. That may change when they have all that traffic coming through there. The main thing I want to make sure is right now all of the electrical and clock work for the promenade lights is located on that property. That's part of what we had a lot of trouble with when they first started doing the construction down there. They would blow out the clock.

Vice Chairman Swartz asked the control clock in the roundabout?

Mr. Soriano responded the control clock for everything along that property sits on theirs.

Chairman Steiner stated all of it goes through that area and it sits back maybe 20-feet.

Mr. Soriano stated yes. That is one of the locations they have a new sidewalk, so they did a good job. I don't have to fight through a jungle of weeds and snakes to get to that electrical box anymore, but yeah, that's our little bit of property that controls everything along that promenade. Our property sits inside of theirs so that box sits on our property.

Chairman Steiner stated I'm not sure it's spelled out anywhere that it is our property.

Mr. Soriano stated I believe that one is. I'll take a look at the Property Appraiser's website, but that is the same as the JEA boxes or anything like that in the single-family neighborhoods. There is a little plot of land that is separated out. It's almost the same as an easement. We have the right to it.

Chairman Steiner stated I looked on the website at the maps and the notches where the gazebos are seem to go back just beyond the gazebo, but I didn't see anything down in that area where it was notched.

Mr. Soriano stated I can check with Peter on that too to see if we can get some of the last maps because you also have to be careful. The Property Appraiser's website is nice to get an idea of what is ours and what is somebody else's, but it is not exact, and they even have that cautionary warning that it has to be constantly updated and it is by no means a survey. I've had people try to do that and measure out that this one-inch means 10-feet, so this is my property, and that is not the way it works. I'll look to see if Peter can get us some of those plat maps so we can see exactly. The last I remember that little box was carved out for us. There were some other areas that we had originally hoped would be carved out, but I'm not sure if that was ever done as part of that new purchase.

Chairman Steiner stated my biggest concern there would be like when they pulled out the pole and they cut the drainage from there, if they go in and do any irrigation down through that side or anything like that, what impact that would have on the electrical feed to the whole promenade, so it seems like we need to have something that gets them to acknowledge that before they do anything in that area they clear it through our engineer or through the CDD so we're aware of it.

Mr. Soriano stated I'll check with Peter because that falls in line of those easements and most of those were done as part of the original development, so we should have those whether it's fence lines or utilities. Those are usually handled early. Some areas we don't have anything on those easements, but we still have an easement there so we can do something if needed or get to something for maintenance. I'll double-check with Peter and see if there's anything we need to do in that area, so we have the ability to keep our electrical lines. If not, we're talking about a lot of potential work. You'd have to put a meter someplace else on that promenade. We could run from this side from this building up to that box that is there now, but then we would need the other side that handles Briar Oaks because you would get disconnected right at that line. But I'm

still waiting to hear from Forest Star and then I can check with Peter to make sure we're prepared for the future. It is going to be a while. I know everybody is looking at it and thinking they're flying out there, but if you realize that one building took this whole month, they just started building on the foundation when we had our meeting last and now, they're finally up with the exterior walls. That's one building and they have 11 all together so it'll be a while.

Vice Chairman Swartz stated foundation work is typically your longest part of having to build so now that the foundation is in place, they should be fine.

Mr. Soriano stated they're pouring the second one today.

Mr. Soriano continued with his report and stated in my memo are the items we've worked on this last month. We do have those projects that we're moving forward with. They should have ripped a good amount of the gazebo this morning and we will start laying board for that. Then once the gazebo is done, we will start to work on the walkway in the woods and that is going to be a couple month process because we talked about doing it in short sections. That is one tough part right now is getting enough of those supplies. The last time I had to get those 40 boards I had to go all the way up to Yulee because they didn't carry enough here and that wasn't something they were shipping at the time, so we are still having supply chain issues. It's getting better, but they're definitely still out there so that slows this down a bit.

The other item on the report is for information on fencing. The way I took it is we would like to look at not getting rid of the basketball court, but we do understand there are a lot of problems with the basketball court. Not just vandalism, but we have a lot of safety issues there too. That's why years ago we decided to bring on a second security guard that does nothing but sit right there and then we add up how many hours there for 365 days each year, it adds up to about \$65,000 extra hours in security. By doing things like getting rid of the basketball courts and possibly having a different sport here such as pickleball, it would allow us to save that money every year and that compounds, so after a couple of years we have a lot of savings, but that means we would have to get rid of something and nobody really likes that. We know we will get complaints. The pickleball crew would probably be extremely happy and we would have a large racquet program. The thought was why don't we just address making sure it's safer and cleaner and we have better control. That is very hard to do because of the way this property is set up. If you see the first page of the handout I gave you, it is landscape orientation. That is our property, the pool is on the right. That is the designation where the fence is. So, you'll see our Grand Lawn

and the front of the building. It would come off the back of this building and wrap towards the parking lot, fitting the little field house that has the bathrooms back there by the softball field, coming across around the basketball courts and around this playground and straight across the back lawn to the tennis courts. The tennis courts have 10-foot fencing, so we don't have an issue there. Then we would also wrap the front of the pool, which we did talk about earlier this year to stop people from jumping into the pool in the middle of the night. So, we would control the front too and we would also have a couple of gates. Everywhere you see the yellow x's, those are gates, so at the front of the building you would also have a gate. We have an office down there, so we have a staff person in there right now. If we have a gate there, we would renovate one of the windows to be a check-in area with staff. They would go through the gate in the middle of this building, and it gives them access to everything out here. We would have better controls for the adult pool. It's not a very problematic area, but we do have some issues with people bringing guests that cause some issues due to drinking and partying. Even the playgrounds we would have better control of, but that is a lot of fencing. That is 963 linear feet and then there are five gates we would have to control. Sorry, four. There is that little area right below us that does the rental area. I originally had planned for a gate there, but I don't think it's needed because it's just a few more feet down and you'd walk past that staff person, so I took that out. Gates are a little more expensive. If you look through, what I was looking at was the commercial aluminum railing. A panel is six-feet tall. That is what the high school did, and they put a large decorative fence around the front of the building. Those panels are \$364 right now from our distributor. We get a little bit of savings purchasing it directly. If I could get it from the manufacturer, I'd see even more savings. To take it to a custom height, which I think would be needed, it's almost \$100 so an eight-foot would be \$564. At 963-feet we're going to be somewhere around \$70,000 just for fencing to reach all the way around the property and that does not enclose the softball fields over to the practice fields on the side parking lot. We won't have as much control out there, however they're just fields so there's not as much liability concern. If people are just taking a walk along the promenade you don't have to check in to do that, you're not going to hit a fence. If you want to be in the facility, you would have to check in. There was a comment last time about adding some walking space to the tennis people. You would if you were coming from the promenade, so let's say you live in the Preserves and Briar Oaks, and you're used to walking

this way. They would have to walk all the way around the building to come in through the building and check in.

Vice Chairman Swartz asked so you can't use your card to get through?

Mr. Soriano responded you could. Like I said, the gates are a little expensive.

Mr. Hartigan stated but then that defeats the purpose because then you're going to have some of the kids with badges come in and let 20 of their friends in.

Mr. Soriano stated with those nice gates I can have cards on there for emergency exit if we need it and it can be card controlled, but it's the same way we saw before with the 24-hour gym if somebody scans and five or ten people walk through so it defeats the purpose of spending all that money to control it. However, with those nice gates we can do things like during the week there's not that much usage and it's well controlled so we could say you can use your access card during certain times. Peak times like after school or weekends we could require checking in here. People will eventually get used to operational hours like anything else. So, you could allow access in those gates, that's why I didn't plan on the panel stretching across the sidewalk. We do have that in certain areas such as behind the basketball court there is a sidewalk that goes under the fence back there because that fence wasn't here years ago. We added that in response to the issues that we had out there. So, we can do this. It will add up once I put the gates in and all of the little accessories I need like the plans and things like that to put the posts in. We are going to be nearing \$100,000 for this. We will probably get a discount if I can get it from the manufacturer. I warned you guys this would be very expensive. I have trouble looking at it and thinking we were talking about finding a way to save \$50,000 to \$60,000 a year and now we're going to spend \$100,000 to install it, however, if it works out and we're able to eventually get rid of that security, in a couple of years' time we could pay that back. I wouldn't recommend getting rid of the second security guard. We always want to have some help and control here, but it would help. It's still going to bring some complaints. People like to be able to have that open access and they're going to be made to walk through the front. It really only bothers me when it's those good residents that bring their cards anyway and now, they have to go through this. The other ones that don't belong here are going to complain, but they don't belong here anyway. That's going to stop a lot of those. We will have less vandalism issues and less safety issues, so to me there is a savings when you look at it that way after a few years.

Chairman Steiner asked was Phase 1 always enclosed?

Mr. Soriano responded no, that's why they had their security guard there too. They wouldn't have needed even their one. Now, that one does walk the track now, but that person was brought in just for the basketball courts. When they built the fitness center, that was the Board's decision to enclose and add that fence. We haven't cut out problems completely there, but we've cut them down greatly.

Vice Chairman Swartz stated when I was on the board, that was our whole motivation was to have a self-contained way of closing off that basketball court and having a fitness center that we didn't have prior to that, that would control access to that space. This is four times the scale of what we were talking about over there, so you're closing off a lot more space than what we were trying to do over there.

Chairman Steiner stated most of what we're closing off is the Grand Lawn.

Vice Chairman Swartz stated right, and the basketball courts.

Chairman Steiner stated just the basketball courts, Grand Lawn and the playground area. The areas which people feel need to have some kind of security.

Mr. Soriano stated the pools and tennis courts are really no different anyway, however they are used to just walking in however they'd like and now they would be controlled a little different, so it's an inconvenience thing for them.

Chairman Steiner stated they changed on the other side.

Vice Chairman Swartz stated we're also talking double the amount. Phase 1 doesn't have to have all of the pool people go through the same door and the playground you don't have to check in there either, so you're now creating this small funnel where you're going to have lines of people to get in.

Chairman Steiner stated when we first started talking about this and we first had problems out there and you guys on the other side went ahead and boxed yours in, Jay came back to us and we looked at options and at that time, we weren't paying for the guard out there. The desire to box this in and secure it was here as an offset of what was done over in Phase 1. It was thought to be able to help. If it accomplishes what we're needing, Jay has been wanting the fence up front to keep people out of the pool. There's talk about the Grand Lawn out here and we want to have control over these different areas. Yes, the residents may have to walk around and learn a new path to get in, but we're not taking anything away from them. The decision to take away the basketball courts, as I said, I sit and watch families walking up and down the promenade with

basketballs. It's not heavily used, but to force that to go away, I feel even if you convert it to the pickleball court you're still going to at some point want to box this in to be able to put this area under some kind of control. I don't think Jay's requirement for fencing out front is going to go away.

Vice Chairman Swartz stated I see this as two totally separate arguments. We've had destructive people breaking in overnight in the pools that has cost us tens of thousands of dollars to repair. The basketball courts seem to be a smaller group of people that are consistently causing issues.

Chairman Steiner asked are they consistently causing issues?

Mr. Soriano responded vandalism and people that don't belong here, I would say that is pretty steady. That is a blanket statement though. I can't say it's all the people because it's not. In fact, this last month I've met a lot of good guys out there that once they heard we were discussing this they came to me and talked to me because they are those good residents that actually worry about trying to control what is going on to make sure they don't lose these amenities. A lot of that conversation though went along the lines of, this is a great place you're providing, and I hate to take it away from the kids because then what do they have left. I understand that and I agree with that, however the part I don't agree with is that is here. That sounds to me like it's a YMCA or boys club. Most of us that bought here didn't look at this facility like that. That's not what we were trying to provide there. We want to provide an amenity to our residents. We have some residents that say there are safety issues out there and my kids don't come to that basketball court. Right now, they were happy we fixed the fencing over there. It was the month before I worked out how we had to retie all of that fencing. That takes time and money. It doesn't look the greatest. You can tell it's been damaged, but we've done the best to put it back up. They're completely happy. It looks like a brand-new fence to them. I'm sitting there thinking if that's the best we're going to show off for our neighborhood, that bothers me as a homeowner. So, there are some consistent issues, but you do hate to take anything away if we could find a way to stop that problem there. I just think \$150,000, which it could end up being once we're all said and done is a tough one. The comment that came out before like Peter saying we can't do that. We can, it's just a lot of money so I don't know why you would, but at the same time I have to remind people we spent \$190,000 on cameras at one point. Well, the developer did as the district. I've been slowly getting rid of those cameras and that was a lot of

money to spend but that was the same issue. We wanted to cut down on problems. We can spend even more on security. It doesn't guarantee it's going to cut down on problems. We have to find that middle of the road where we know it's safe and where we're cutting down on vandalism. My thoughts on the pickleball are that group just isn't going to have those same issues, however if it's the fight of taking something completely away from our residents that have had it for 15 or more years, that's going to be a very hard one. I do like the idea of enclosing it, I just think that's a lot of money. We could do it in parts. We've talked about that before with doing the pool for safety and liability concerns there. We did that over at Double Branch. We extended the height of the pool fence over there and it did help out. Does it stop everything? No; but it does help out. It's still going to add up to the same price when we're done, if not more expensive. Really that's what this item was for today was to show you. This is with us purchasing it, that's not putting it in. When I get the quotes from Armstrong who did the high school that will be everything. The cost from them, probably with some added fees for being the middleman on supplies and the labor to install we could be anywhere from \$100,000 to \$150,000. However, when you look at that one security guard, if we are eventually able to get rid of that person, after two or three years we start to see savings on that.

Mr. Hartigan asked how many incidents have happened at Double Branch versus here with these basketball courts?

Mr. Soriano responded that's a little harder to compare because I don't have enough control out here. It's got to be a big safety issue like somebody fighting for our staff to get involved and the officer to get involved where even little stuff like catching one kid sneaking in over there, the staff sees it right away, so we actually see issues over there that are small. Kids will still try to climb that ten-foot fence, but we catch it quicker because we have staff there watching the cameras all the time and it is a smaller enclosed facility. If we put up an eight-foot fence, there is still going to be a spot that somebody tries to jump in or sneak in. The amount of times it happens because it not being a convenient way to get in is going to be cut down drastically. We can have the staff watch the cameras and the security guard out, but it's still going to happen. You can throw \$150,000 at the problem but it's still going to happen once or twice. You're not going to get rid of all of the problems.

Mr. Hartigan stated right, but we have to have a security guard dedicated to this thing. How many security guards do we have dedicated to the tennis court?

Mr. Soriano responded there's none dedicated to just the tennis court.

Mr. Hartigan asked how many security guards do we have dedicated to any other portion of this community on both sides?

Mr. Soriano responded one does the whole amenity center over at your sister district, then we have one here whose job is to handle the whole thing, and then we just put an extra that goes right there at the basketball court.

Mr. Hartigan asked so I have one security guard walking around here to maintain everything, except for a basketball court that gets broken into, vandalized and damaged consistently, and now we're looking at potentially spending \$100,000 plus to fence in an entire area, just to save what seems to be an ongoing problem. Double Branch is saying the problems are still there, they're just reduced as a result of having this additional fencing.

Vice Chairman Swartz stated I would argue that it's easy to have somebody look at a camera of the linear foot Phase 1 side. I'm looking at this going, this reminds me of Jurassic Park. They're going to test every part of this thing and it's so huge they're going to find a way in eventually. How many linear feet did you say this was?

Mr. Soriano responded 963.

Vice Chairman Swartz stated 963 linear feet and over there it's what, 275?

Mr. Soriano responded it's somewhere from 200-300 when you add in the tennis courts.

Vice Chairman Swartz stated it's three times the linear footage over here that you're going to have to manage.

Mr. Hartigan asked can we reasonably go to the community and say we want to spend \$100,000 to \$150,000 on gates and potentially have to raise fees as a result of it to recover some of it? It doesn't make good business sense at this point. Unless we find some way of containment at a reasonable expense with being able to reduce security, even spending \$60,000 a year for a few people, and these are good people I understand that, but for \$60,000 I'm not even sure this court is being used and if I divide that over a length of time, I have a hard time adjusting \$60,000 a year.

Vice Chairman Swartz stated I agree with you, and I think we sit here and banter back and forth every year in February after we've spent \$25,000 in gas for essentially four to seven swimmers to swim in a heated pool over the winter and we say that's too much money. I'm sitting here going, what are we talking about, a dozen or two dozen consistent players?

Mr. Soriano responded at times there are 20 to 30 guys that are residents here that play at a busy time, but most of the time you're talking a handful or more that we can count on.

Vice Chairman Swartz stated and the residents are great, I'm not complaining about residents. It's our non-residents that are making the problems for us and are costing us the \$60,000 a year.

Mr. Hartigan stated add \$150,000 and we're looking at \$210,000 to carry this for another twelve months. Even if we were to look at something and start developing it, it's still going to cost us dearly.

Mr. Mifsud stated if you did put the perimeter fence up and you're talking about a single access point, do you have to increase manpower to monitor that access point?

Mr. Soriano responded no; it would still be card activated. They have a computer downstairs so when you come to the fitness center now, you scan your card, they see your picture pop up on the screen right in front of them and they can catch them if the card is deactivated. We get those constantly where people move out of the neighborhood and still try to come over. It's going to be the same thing so if they have a gate in that big hallway that is below us, they would go through there, pass that window and scan in. If you go to a lot of other amenity centers you kind of see some of that stuff. They have a little window in the building that you scan and go through.

Mr. Mifsud asked so there wouldn't be an increase for that entry point?

Mr. Soriano responded not for check in.

Vice Chairman Swartz asked would you still have check in at the pool separate?

Mr. Soriano responded I would, just because we do have the ability during the summer. Just the summer stuff though. For the adults going to the back, that also gives us good data collection on who is using the gas for the pools and things like that because now everybody does go through one location. You can ask questions like how many people use the softball fields, realistically not a lot. The biggest use there comes from our sports organizations, and they're actually separate. I do have issues with them, and I constantly work with them on liability concerns because they come over and use the playground and things like that and they are not residents. We can't kick Johnny off the playground though when big brother is over here having practice. But this would enclose it and they wouldn't have that access anymore, so it cuts down on our liability in that aspect. I do think it's a very tough pill to swallow at that amount of money,

but it would eventually work itself out with the savings of getting rid of that security guard. We couldn't do it at first, so you're talking a couple hundred thousand the first year, but we would eventually be able to get rid of that person and see that savings. Like I said, another option if we're concerned with it would be to do it in pieces. We talked about the pool that was \$40,000 this summer. Supplies have gone down, so this is lower than what I saw at the end of the pandemic planning to enclose that pool. The biggest issue right now is just getting supplies. The big decision first is do you want to keep the basketball courts. If you say yes, then we are going to have to do something else. We keep the security guard for a while, and I do recommend we should at least look at that fencing and that should go to ten-foot fencing just like Double Branch. We have to start there. I can do operational items to help control that a little more. Right now at Double Branch even when you are scanning in and everybody is going through one location, people bringing in guests leave their card right there and guests have to leave with them. If there are any problems, I know who brought them in and I know when Johnny Smith brings in two guests we have it right there, card and two guests so I know there's three people out there. If I look on that camera and there are five people out there, I can go out there and find out where those other two came from and that's how we've caught people before. We can do that here for just guests. I don't have enough control on the residents, but if they want to have a friend out there, we can make them come all the way to the front. They're going to complain about it, but they can come to the fitness center right now and check in and we can do things like give them a temporary guest card that is taken to the security guard, so the security guard knows we've checked them out. Many of those kids and adults right now won't be able to bring guests because they bring guests with them every day down here. Most of the rest of us, if we want to bring guests to the pool, we have to pay extra. Even the tennis pros came to us and wanted us to put that in our rates a couple of years ago so they could control it when they're here. We don't have much control when the tennis staff isn't here. We don't have anything for basketball, so many of those guests that we do complain about would be cut out anyway. I could do that now. We will still invite some complaints, but I could do that now without going to the fencing. We won't be able to control anything though. The fence helps out a little bit, but even then, you're not going to get 100%.

Chairman Steiner stated we've talked about taking things away. To my knowledge, we haven't taken anything away from anybody. We've reduced usage, but we've never taken

anything away. In this particular case with the basketball courts, we're wanting to do away with them with no alternative.

Vice Chairman Swartz stated that's just because we haven't discussed an alternative.

Chairman Steiner stated this all started because of an alternative; converting them to pickleball courts. The key thing to it is we're removing something.

Vice Chairman Swartz stated true, but I'm sitting here looking at this wondering why we couldn't maybe build a single basketball court.

Chairman Steiner stated I asked that question and it came up with being too expensive.

Mr. Soriano stated well not more expensive than this.

Chairman Steiner stated I understand that, and I would have no problem with that. In fact, when we first started, I asked is there any place out here we could build alternate courts.

Vice Chairman Swartz stated since you brought that up, I know we have a shed over here, but off of the end of the tennis courts would there be room to build pickleball courts?

Mr. Soriano responded no; you wouldn't have enough room in that corner.

Vice Chairman Swartz stated I'm talking at that walkway that would go to the shed.

Mr. Soriano stated we'd have to do a lot of tree clearing but that would be the only thing.

Vice Chairman Swartz asked is it even possible? Is it preserve area or anything like that?

Mr. Soriano responded no, it's not preserve area. That's why I was able to build the shed out there. It would add a lot of groundwork, so it would be a little more expensive. The space behind the other lawn, we could use that, but it wouldn't be enclosed like the area you're talking about. Now you're talking the same thing, \$120,000 to \$150,000 and we still have a problem here so now we don't have a fence going around and we still have that security guard there. I would recommend just getting away from that. The pickleball group likes that idea and I like the savings and it gets rid of something we've had problems with, but their original plan was over at Double Branch and taking two tennis courts away from them, but you still have to take something away from somebody. It's just a little bit less. There are less tennis players on hard courts than you guys have basketball players on your basketball courts. They would repaint and rebuild. They'd have to move around the fencing. It would probably be \$30,000 to \$40,000. So, if I have to go back to the drawing board for the pickleball, I would say let's just get rid of the idea of pickleball. We will go to let's just address the basketball issues.

Mr. Hartigan stated I've been trying to address that from the start. How do we secure that area and reduce the \$60,000 a year and make that a secure area to where we don't have as many problems? That is what it's coming down to.

Vice Chairman Swartz stated I guess that's kind of where I'm coming to is one way is to have an enclosed space like Eagle Landing has where it's an indoor facility that is able to be fully closed off. It's the extreme, but it's a way. That's where I was looking at could we put something over off the tennis courts but there has to be an access point. Just throwing out ideas here, but to me it seems like a more enclosed space. Did they have the issues that we're having?

Mr. Soriano responded we had some issues before they locked the side doors and fenced them in completely. When we had them open people would go in there and play basketball. The staff only sees people coming in, checking in and going up the stairs to the fitness center or walking back to play basketball. If they go around and open a door, friends come in on the side from the parking lot. So, we did have problems back then. Now, it's completely enclosed. In fact, they built their last set of tennis courts on the side so everything is inside. The multiple access points were a problem in the pool area. They have a very big pool deck similar to ours, but they had access points by the bar and by the parking lot and those caused problems. That, I would equate to what we're doing here with all of the different gates. We have to physically make sure they're locked, or we're spending \$150,000 on fencing and gates and it doesn't help because friends can just let people in through the gates.

Mr. Mifsud asked is the vandalism happening in the middle of the night?

Mr. Soriano responded sometimes and sometimes it's happening early morning when we're not here. We had a couple of issues with backboards being broken. Those weren't in the middle of the night, that was during the day, and I had one younger kid who came to me and admitted the issue. I still don't know who the other two are. Those basketball goals are \$500 for that acrylic backboard, and we've replaced that now three times, so we have those type of issues that are not middle of the night issues. Graffiti is usually bored kids in the middle of the night.

Mr. Mifsud stated I can see you have access card; you have a point of entry; you have a guard and then stuff is happening beyond those hours. Have you guys considered making that basketball court not accessible?

Mr. Soriano responded it's not. When the security guard leaves it gets locked down with a chain lock. There's not a card reader on it right now because they get broke constantly and the

big problem with that is with the way the fencing is, it's just attached to the flexible fence so they will rip it off. They pull the fence up most of the time to climb underneath, or they climb over. It's only an eight-foot fence and for some of these kids it's no big deal to scale over. That's where I say you can put up a nice aluminum fence and it would look good and would slow them down, but if they really want to get in, they're going to get in.

Vice Chairman Swartz stated and it's much more expensive to fix it with an aluminum fence.

Mr. Soriano stated yes. The one here that you're looking at is commercial grade steel. We could save money there if we want to go to aluminum. The decorative stuff we have is much stronger. I can't replace it as easy though if they do break it. You'll see the aluminum fencing around the pool is kind of easily bent.

Chairman Steiner stated what I'd like to do is table this issue, but I would like to ask the board members to look at any options that may allow us to keep the basketball court and not be as big of a financial drain as it is right now. If we've exhausted everything possible and the only solution is to do away with it, then it's fine. I just don't like the idea of elimination. I don't mind reducing access or controlling the access, but even if it's just one kid, it's something that is there that we're taking away. We do seem to go out of the way for the few swimmers we get with the heat, and we try to find ways to not do away with access to the pool, so that's all I would like to ask of the Board. I just struggle with the fact of removing something that is there without providing an alternative, but if there's no other way to do this, then fine. This started from a request, but the problem has been there since day one. I'd like to table this and come back and revisit.

Vice Chairman Swartz stated I question why we're kicking it down the road. This is the third month we've talked about it.

Chairman Steiner stated I'd like to give the new members of the Board and other folks that haven't had a second look at this thing to present some options. If there are none, fine, we shut it down, but I'd like to get over to District Counsel before we run into the Double Branch meeting.

Vice Chairman Swartz stated I do have one question. On the lawn that we would cut through, what was the original intention of that?

Mr. Soriano responded that is an amphitheater. We've tried the movies over here, but that would be a movie screen back there. Those half-moon concrete seating areas would look at it and that's all it was. The problem is I don't have any power and we just don't do as well over here with some of those events. That's why I had no concern with cutting through that area. It actually would go behind those amphitheater step looking things so you would save that for the future if we ever wanted to use that area and still kind of block it off.

Vice Chairman Swartz stated it would be good to just run the fence on the sidewalk because it does create a walking path of people coming that way.

Mr. Soriano stated originally, we marked that out. You add about 110 more feet and then two more gates there.

Vice Chairman Swartz stated why don't you just put one gate there?

Mr. Soriano responded then you have a sidewalk that's blocked off with a fence. There's two into the rose garden and then there's two on the sides too.

Mr. Mifsud stated if you put it on this side of the sidewalk you can still only have a single access.

Mr. Soriano stated so you'll just add distance, not change the gates, but we can do that too. If you guys are really looking at \$100,000, I don't know that \$105,000 would make that big of a difference so I can look at the added feet. That hits the corner of the ten-foot fencing at the tennis court and that's why I did that.

Vice Chairman Swartz stated I think it would look aesthetically better.

Mr. Mifsud stated if it ever became an issue that the fence was installed, you're eliminating using that area for anything.

Mr. Soriano stated it was to give you use to both, so it would still allow use of beyond the fence, but then you still have that grass for the people in the playground in the back area inside the fence. Now you cut off anybody inside this area from a big grass area. That's why I split that and didn't keep that nice round shape. If there are more ideas, even on things like this where you want to change around the shape that I have planned out I can bring back some of those numbers. I think really the big decision is not getting rid of basketball, let's move past that and if this is what we're going to do, figure out how we're going to do it such as in sections, or do we want to build a whole new facility just to get rid of the thought of the basketball issue. We really have

to figure out what it is we want to do first, then I can look into getting harder numbers and more bids.

Vice Chairman Swartz stated we're going to table this. Our next month is to decide whether basketball is worth keeping or not. Is it something we keep and have to reduce because of the expense it's costing us to keep it a safe environment, or do we go spend close to \$150,000 to put a big fence around this place and potentially limit what we could do. If we did want to expand then we have to move fencing around.

Chairman Steiner stated the main thing is making sure we explore all options before we eliminate.

Mr. Soriano concluded his report.

Mr. Hartigan asked what about the golf carts?

Mr. Soriano responded I do have one. Hopefully it will be in my possession this week. I found somebody I gave a deposit to this past weekend, but our trailer is loaded up with tree debris from this weekend so once I unload that I will be able to pick the golf cart up. I haven't decided if you guys get that one first or they get it first, but we approved two so I have another one I have to purchase.

A. District Counsel

1. Memo Regarding Publication of Legal Notices

Mr. Eckert stated you've probably heard us give you updates from time to time on the Florida Legislature moving into the century that we're in and letting us notice our meetings online, versus in the newspaper. They have taken what I will call a baby step, which isn't terribly productive for us right now. Basically, if you want to publish online, you have to run a paid for newspaper ad saying you publish online. I think that will be revisited, but at least at this point in time I don't see any benefit from that new statute.

2. Memo Regarding Stormwater Needs Analysis

Mr. Eckert stated we've already reached out to your District Engineer and asked him to start thinking about putting a proposal together for a stormwater needs analysis. The Department of Environmental Protection has a template for what those reports are going to look like, which is very helpful, so it should be something where he's able to talk to the manager and come up with a price quotation. Every CDD in the State is going to have to do it. That is due in June of

2022, so I would say if we get Peter's proposal December or January, I think we should be okay there. Really, the purpose is to make sure the local governments are taking care of the stormwater management systems and budgeting for the proper maintenance in the long-term and looking at what is going to have to be replaced in 10, 20 or 30 years and are we putting money aside.

3. Memo Regarding Prompt Payment Requirements

Mr. Eckert stated I'll bring this back to you with a filled out a resolution, but basically the interest rate we have to pay contractors when we don't pay them on time is going up from 1% a month to 2% a month, so we just need to make sure (1) we pay our contractors on time and (2) if we have a payment dispute, it's even more important to make sure that we document it and we lodge that dispute in a timely way, because the penalty for not doing so just doubled in terms of what we would have to pay so there will be some prompt payment changes we will make to your policy to reflect that 2% and we will bring that back to you at a future board meeting.

4. Memo Regarding Public Records Exemption

Mr. Eckert stated there are various people because of their jobs or former jobs, such as police officers, judges, state attorneys, etc. whose personal information is confidential and exempt from a public records request, so if I'm a police officer and somebody wants to know my home address, my information is exempt. What has always been difficult is for somebody in Marilee's position to know who is exempt and who isn't in a community of 5,000 people, so what this new law does is put the burden on the person who has the exemption to file an affidavit with the District Manager saying they're exempt for a certain reason and directing that their information should not be released. This closes a loophole in terms of local governments being in a position where they don't want to disclose anything they're not supposed to, but they don't know who is exempt.

Mr. Mifsud asked regarding the storm drainage, is that literally what is going on in the neighborhoods right now?

Mr. Eckert responded probably not. But I'm not sure what is going on in the neighborhoods right now. I know we do maintenance, but in terms of the actual plan, that's really just a document that has to be created and filed and it's working to make sure it's consistent with

our budget and to make sure we're planning ahead with our reserve studies and things like that in case a concrete pipe fails earlier than we expect it to.

Mr. Mifsud asked so this is specific to what the CDD introduces? I'm talking about County stuff so it's not the same thing.

Mr. Eckert stated yes, and the counties are going to have to come up with the same thing. In fact, what they're going to have to do is we're going to get our report and it's going to be compiled at the County level and then the State is going to be compiling it. It's a big process, but fortunately we're really low on the feeding chain, which means our work is limited compared to some of the other government entities.

Chairman Steiner asked would this be the drainage that's out here off the ballfields where we have the drains that go into the lake or the stuff out by the roads?

Mr. Soriano responded the large pipes. We do have some out here that are ADS pipes, which are just corrugated plastic. Some of them are really large, but that's not the same thing. It's the big culverts coming from the roads and then when you get out there you'll see big concrete outfalls. It's those type of drainage systems that help connect the ponds to each other.

Chairman Steiner asked and that's the CDD?

Mr. Soriano responded right and there are some things we have a little bit of overlap. We installed the culvert, but the County deals with that. However, if that thing doesn't work right, that water can't get from there to the pond and then the ponds don't work right so they do have to work together correctly. Peter is really good at making sure we know what is ours and where. He has lists of all of the pipes under the ground and things like that, so I always contact him when we have an issue because those things do have to work together to make sure we don't flood. We haven't had any flooding issues in this neighborhood. The first flood was on Plantation Oaks over by the elementary school in 2006 during a storm. Other than that, we haven't had any issues, so I don't foresee anything that we have to worry about, but we do have to track all of it. Even a couple of years ago the County was looking at these culverts here that go under the roadway in front of Eagle Landing because we had the one that failed over at Double Branch, but the County dealt with that.

EIGHTH ORDER OF BUSINESS

**Audience Comments / Supervisors'
Requests**

There were no audience members present.

Ms. Grizzle stated I just wanted to circle back to the price increases for 2022. We are honoring what is in the contract to postpone the increase until May of 2022. Are there any questions in regard to what that increase is going to be or why it's increasing?

Vice Chairman Swartz responded do you have an idea of what we're looking at?

Ms. Grizzle responded for the hourly officers that patrol the property it's going to be \$24.95 per hour. It's right around a 10% increase from 2021. This won't go effect until May.

Mr. Hartigan asked our contract is annual, correct?

Mr. Eckert responded it is annual, but I think there's a 30-day notice. They have an out too. From a cost perspective, we negotiated that they couldn't come back and ask for a price increase until May. That is what the contract says. It doesn't say they're entitled to one, it says they can't ask for one until May. I think what they're saying is, we're asking for one effective in May.

Vice Chairman Swartz asked is your company having to stick by what you agreed to going to possibly put your company in a situation where it can't continue?

Ms. Grizzle responded this is to prevent any money loss. With these increases we would be breaking even.

Vice Chairman Swartz stated that's starting in May. Are these next five months going to bring you to the brink?

Ms. Grizzle responded we have enough clientele to continue the business. There's no concern of it going under or anything like that. The increases are going out. This is one of our newer contracts and it will be one year in May. Some of our older clients that are used to the increases and familiar with our process, we're able to continue to profit to an extent with them. This increase for Oakleaf on both sides is to maintain coverage here and make sure we're at least breaking even for the costs of the vehicles and the officers. We will be fine so long as we're working towards that goal in May.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated the next scheduled meeting is December 13th at 2:00 p.m. here at the Plantation Oaks Amenity Center.

TENTH ORDER OF BUSINESS

Adjournment

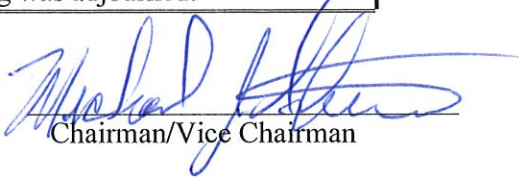
November 8, 2021

Middle Village CDD

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



Secretary/Assistant Secretary



Chairman/Vice Chairman