

MINUTES OF MEETING  
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held on Monday, July 11, 2022 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
Tim Hartigan	Vice Chairman
Jeremy Spellman	Supervisor
Jonel Hicks	Supervisor
Jason Mifsud	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo Landscape
Marla Dietrich	S3 Security

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Giles called the meeting to order and called the roll at approximately 2:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no members of the audience present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the June 13, 2022 Board of Supervisors 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 May 31st, your assessment receipts schedule showing you are 100% collected, and the check register totaling \$151,357.68. Other than the change to the spelling of Supervisor Mifsud's name, are there any other changes?

There being no other changes, the following motion was made.

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

**FOURTH ORDER OF BUSINESS****Acceptance of the Fiscal Year 2021 Audit Report**

Ms. Giles stated as you all know, Districts are required to have an annual audit done by an independent CPA. The financial report from Grau & Associates is included in your agenda package for the Fiscal Year ending September 2021. Grau & Associates did a thorough job. I'd like to point out a few things in the report. On page one of the report, under opinions it says, "In our opinion, the financial statements referred to above present fairly in all material respects, the financial position of the governmental activities and each major fund of the District as of September 30, 2021." Further down, on page 27 under internal control over financing reporting it says, "Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses." On page 29 of the report is the compliance letter and under the third paragraph it says, "In our opinion, the District complied in all material respects, with the aforementioned requirements for the fiscal year ending September 30, 2021." On the management letter it says, "The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following: Current year findings and recommendations, status of prior year findings and recommendations, and compliance with the Provisions of the Auditor General of the State of Florida." On the next page it says there were no current year findings or recommendations, no prior year findings and recommendations and then it goes into compliance with the provisions of the Auditor General of the State of Florida and there were no significant findings for those seven items. We just ask that you accept the auditor's report.

On MOTION by Chairman Steiner seconded by Vice Chairman Hartigan with all in favor the fiscal year 2021 audit report was accepted.

**FIFTH ORDER OF BUSINESS****Discussion of the Fiscal Year 2023 Budget**

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Ms. Giles stated just as a reminder, the public hearing is scheduled for August 15<sup>th</sup> at 6:00 p.m. There is an increase overall, but the budget includes the numbers from the refinancing built into it.

Chairman Steiner stated I know in our previous discussion there were concerns about putting out an increase with the climate the way it is, but as you know, our assessments are made up of two parts, the debt and the O&M. At the last meeting we went over that we applied some savings and there was an increase in the O&M, but at that time it wasn't really clear as to what net impact that would have on the individual owners and their assessments. Right now, with the figures that are here, single family homes do have an increase, but after their savings in the debt are calculated in, it's \$19.38 for the year. All the other owners received a reduction and that ranges from \$0.80 to \$50 depending on the type of multi-family. With the numbers that Jay and GMS have provided I think it's going to position us very well to continue to do what we have to do to keep the community as it is today, keeping in mind that our debt service will go away in 2035, so we will be dropping down to just the O&M assessments at that point. We've gone the last 10 years without an increase. With what is forecast in the budget and how we've been operating, we have enough to maintain our reserves and we have enough to take care of the major projects such as the roof. Doing the roof this year may be beneficial only because the damage is only going to get worse. The following year we have over \$30,000 that is planned to be taken care of, so we have some fluctuation. It's not that we're looking at multiple years of large amounts of money.

Ms. Giles stated this item was just a discussion point if Jay wanted to add anything about the capital reserve study, or any budget lines the supervisors want to look at.

Chairman Steiner stated Jay, on the items you put into the budget, am I correct in assuming that you've calculated any rate hikes? I know with one of them you identified there is a rate hike for GMS and a rate hike for landscaping I believe. Were there any others you wanted to point out?

Mr. Soriano stated all of those vendors went in there. We also had a request for increases for the Clay County Sheriff's Office, which is one of the largest increases overall. All of those were planned in there properly, and then we did look at how we spend bills, so if those lines tend to have a little bit of savings, we tried to keep that padding in there for next year. So, it's not a situation where I feel like I've cut it close. It's always nicer to have a bigger padding, but at the

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moment I don't feel like there's any concern unless we have another bad market and we're still going through a lot of what we're going through this year that we will see a need to do this big increase next year. My hope is we can get through a couple years and then we can revisit this in another two to three years if we need more money. We've talked about things like the staffing costs. That's going to go up for at least the next five years. We already have this plan for the lifeguards. The minimum wage goes up every year for the next five years. Hopefully with the rest of the vendors we're not getting requests for 10 to 20% increases and these numbers here still give us a little leeway for next year.

Vice Chairman Hartigan stated we had all this fencing put up, and we're waiting on the finalization to adjust certain expenses to offset. When are we looking at that finalization?

Mr. Soriano responded we should be getting the extra gates and our check-in windows this month and then I would like the locks and any access controls and cameras next month. If that happens, I would start locking down those fences and having the pool check-in downstairs by September, which lines up with our school year too. That would allow us to cut back that one security guard at \$50,000 plus a year if they can make it work with the other security guard doing everything. Then we would see that savings in this first fiscal year. We did put it in there because I can't count on that. So, what you have in there now would create a lot of padding if we can get rid of that. That goes to offsetting the \$150,000 we spent on the fencing within three years we would recover, and it would be a wash.

Vice Chairman Hartigan asked one of the other things was the swimsuits for lifeguards, we purchased 93?

Mr. Soriano responded we still have to purchase for a lot of our old kids. It's not just the suits; it's suits, shirts and all those things we get for them. We have about 54 on staff.

Vice Chairman Hartigan asked is that just for here?

Mr. Soriano responded no; they're employed by both districts. If you look through the receipts, all of the receipts for uniforms and things like that are split 50/50. That also includes any costs that we spend for the swim team too. The swim team is separate. We do expense out lines for repair and replacements. When that money comes back in, it goes into miscellaneous income.

Mr. Mifsud stated so the single-family homes are assessed differently than the other ones. If four people live in a condo or an apartment versus a home, is the difference in price attributed

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to area where more grounds are being maintained by the condo association or apartment association versus the single-family homes?

Mr. Soriano responded a little bit. You see it's broken down for multi-family, and then multi-family with aquatics because they have their own pool. The thought in the beginning was that some of those properties wouldn't use your facilities as much, so they get a bit of a discount. Even though they have the ability to use it just as much as a single-family home, they pay for their own amenities and have their own amenities, so it's supposed to take some of that burden away from us and put it on them.

Vice Chairman Hartigan asked do we know if those that have their own aquatics are using our facilities as much as other communities?

Mr. Soriano responded we do not have data from them, but we can ask if they would share any data they have. We have the ability to do that internally. I can track by neighborhood. It's a lot more work, but what that would allow us to see is, are we getting lower usage from those multi-family aquatics and higher usage from single-family homes. I don't have it right now because we've never tracked it that way. The system does allow us to put notes in there and I can start pulling it back out, but that would only help up is in the future.

Vice Chairman Hartigan stated that would be beneficial in the future because some are getting discounts with aquatics.

Chairman Steiner stated I believe we need to see whether those agreements are documented and where. Then, based on that finding, look to see if we have any recourse to modify that in the future. We're finding a lot of the agreements were made verbally with the developers before homeowner took over the Board. There are several areas that are curious and one is the clock tower down here. The other has to do with variances on who owns the property between the fences and the street and who handles landscaping where. Inside the fences is their property, but some of them take care of the area outside the fence. We're not supposed to be maintaining property owned by other entities.

Mr. Mifsud one of the reasons I asked the question is I think we're going to get questions on why somebody is getting a discount.

Chairman Steiner stated the assessments were based on acreage for multi-family.

Mr. Eckert stated let me give you some background on assessment methodologies first and then we will dissect it from there. When a community is first planned, assessments are levied

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on an equal acreage basis, which means the first time we sell bonds if there are no platted lots, every acre is assigned an equal unit of debt. As property is platted, or site planned into individual units, the acreage assessment then goes to the platted lots according to the methodology and it gets affixed to those individual pieces until the whole area is platted. Typically, what we see is in that assessment methodology, it will make a finding that multi-family units have less of a benefit from the District's capital improvement plan than single family units have. For example, you may have a single-family house that's 2,500 square feet, but you have a multi-family unit that is 1,500, so your assessment methodology is going to say your single-family unit has more drainage, more impervious area, more people in it that will use the roads, sidewalks, amenities and everything, so therefore a multi-family unit is going to have a lower assessment than a single-family unit. Your assessment methodologies were all validated by a circuit court so nobody can go back and question whether those are valid methodologies. What we're talking about now is a distinction between types of multi-family units, or characteristics of those multi-family complexes and that's something I think we have a little more flexibility on in terms of dealing with it. The other thing we're also talking about is operations and maintenance assessments. We're not talking about changing debt assessments that are secured and pledged to the bondholders. All we're looking at is whether there is a legitimate reason for drawing a distinction between two different types of multi-family units today, because when you levy O&M assessments, you're levying them for the next year. You're not levying them forever like the debt. Each year you're supposed to take a snapshot and say is this benefit fairly apportioned. If you find in a year that you want to make a change to that methodology and that change is also reasonable, it should be supported by the courts. So, it would be helpful to have some of that usage information because we could look at that and find out if there is a distinction between the multi-family units that have aquatics and the multi-family units that don't, because if the numbers bear out that out and there is no distinction, then that is easy for you to come back next year and say we're not going to draw this distinction anymore. If the numbers are dramatically different, that cuts against it. It doesn't mean you can't do it, because ultimately, you're looking at the benefit to the property, not to the people and that property is able to use your facilities just like the other property is able to use your facilities. We can make changes. I think it's a little late in the game for us to do it this year, but certainly next year. If we have the information that supports what we're doing, all the better.

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Mr. Soriano asked do you have any districts that have looked at that and talked about possible changes?

Mr. Eckert responded I don't have any other districts that have that aquatic carve-out.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer – Acceptance of the Annual Engineer's Report**

Ms. Giles stated Mr. Ma identified fourteen items in his report.

Chairman Steiner stated most of the items that were identified we've talked about over the last year. It's just a matter of getting them done. We've talked about cap stones on the promenade. I believe I mentioned that we have a mold. The cap stones are not able to be replaced, but Jay had purchased a form to create a cap across the top with concrete. The sidewalk pavers have been an ongoing battle. Jay sends out a crew to collect them from the lake, they're put down with glue and if the glue gets loose, it seems to catch people's attention that they need to be liberated, so we have that issue. I didn't see anything in here that was new to me. The ADA mats was one thing.

Mr. Soriano stated there is a picture of the parking lot. The design of many sidewalks these days either have these little yellow mats glued to the sidewalk, or when they pour them, they have little bumps in the concrete. This place was built before the last update of ADA, so that's why that is not out there and that's why it popped up. That is a new one and that's either a big fix where I can rip out the slab and pour it correctly so the bumps are in there for good, or we can do a glued down mat and those generally last about seven years. We don't have those in any of our sidewalks here or at your sister district.

Vice Chairman Hartigan asked what is the cost of the mat?

Mr. Soriano responded about \$400 or \$500. A permanent pour I'd have to get quotes on. The nice part of the yellow mats is if there is a concern of an ADA claim, we can get them done quickly.

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Chairman Steiner stated with the poured concrete, isn't there a requirement for a color contrast, either black or yellow?

Mr. Soriano responded I'll have to look at the updates. We do have some out on the sidewalks near the school zones that the school did.

Chairman Steiner stated check on it, because in our complex that was an issue.

Mr. Soriano stated if that's the way you guys wanted to go, that's what I would do. My guys can do regular slab, but they can't do forming of the ADA slopes. I will bring back quotes that actually have those requirements in there.

Chairman Steiner asked the mats meet the requirement if we go that way?

Mr. Soriano responded yes.

Chairman Steiner asked do we need to go ahead and address this?

Mr. Soriano responded if you guys want to pick a direction you can tell me which. If the poured one comes in under \$2,500, I can still take care of it, you guys just have to give me direction. The other stuff on here like the pavers, we constantly do paver repair. Some of the sidewalks we bust out the whole slab and pour a new one, some we patch. These are all items the guys are constantly working on. We've talked about if I had more guys I could get more done quicker, but we're always going to have these types of items. The boardwalk we've already approved repairs, in fact, there's a section we did two weeks ago and that's in my report. We were able to figure out that this one has a little different design. We can repair the floor without pulling down the rails, so that's why we did that section, and that way we don't have to shut it down for long periods of time.

Vice Chairman Hartigan asked wasn't the boardwalk supposed to be done for two seasons?

Mr. Soriano responded if I can keep it open we can go as slow as we need to. My concern is closing it. I don't want to close it if it takes too long because we use it for school access. We can come back and do the rails separately. So, there's nothing in that report that would be high dollar where I need movement from you guys to give me any amounts right now. That's my concern when he does these reports is if he found something like going into the gazebo you can see a good six to eight inches from the sidewalk down to the grass and that's just from runoff. We need to fill that in higher. If there's more than six inches, they're always concerned with somebody stepping off that edge and falling. My concern with those is in one spot you can see a



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space under the sidewalk. That will crack the sidewalk, so we have to fill those in. It's still not high dollar, but structural and safety issues are my first concern.

Chairman Steiner stated the only thing I would suggest is there are several items that I mentioned have been on there for a long period of time, such as the cap stones. We keep pushing that off. It might be good to get started on that and do a couple as we can.

Mr. Soriano stated it's like when we replace the pavers and fish them out of the pond, they sometimes go back. As soon as we fix one section, another is going to be loose, and we have to go back.

Vice Chairman Hartigan asked if they keep disappearing, why can't we remove them and put a concrete curbing on them? We can take those pavers and use them someplace else.

Mr. Soriano responded that's kind of what we're doing. This pour-form will have a rock cut.

Chairman Steiner stated I believe Jay will vouch for the fact that when you patch one place or nail something down, they keep finding other places.

Mr. Soriano stated we can definitely do that if we want to move them. I have a good amount of the small pavers leftover from the contractor. I don't have any more of the cap stones. We talked about that a long time ago. A good amount are out in that pond. Some we've been able to fish out. When that water gets low people will let me know when they see them, and we will go out there and get them. Most of our pavers we have backups for, but not this.

Chairman Steiner stated as far as the low wall that runs along there, that's a good place to pour, but we also have the cap stones that go around the gazebos going down the promenade. Those are little bit harder to put a poured cap on, so the stones that we recover can be filled in temporarily so we're moving this activity at a rate Jay can work with, but at least the community would see some improvement in those areas.

Mr. Soriano stated we can start coordinating pouring the ledge instead of trying to replace those cap stones.

<p>On MOTION by Vice Chairman Hartigan seconded by Mr. Spellman with all in favor the annual engineer's report was accepted.</p>
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### **C. District Manager**

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There being nothing to report, the next item followed.

#### **D. Operations Manager – Memorandum**

Mr. Soriano stated I don't plan many events for July because the week of July 4<sup>th</sup> is the busiest time, so we stay away from drawing in extra people with community events. After this last week until kids go back to school in four weeks it will slow down. The swim team is done after championships this weekend. We will have the high school starting in another week or two, so there's a little bit of down time in between them and then the high school starts summer practice, then once school is back in, they're here every day from 3:00 until close each night. They're much smaller so they don't cause as much commotion. Next month we start back up with our dive-in movies. We have two, one on each side and we have community events pretty much every month until the end of the year.

Compared to our last couple months and the last two years, this has been the highest usage we've seen before the shutdown. I thought it was going to happen last year because we were back open and we took away some of the restrictions, but it didn't. It's slowly picking up and now we're starting to see people coming back to the pool even. In 2019 that usage number was up to about 10,000 for the month, so the fact that we're up to 8,700 is a lot. If you look at how many cards we printed last month, 759, that is a lot of cards. Back in 2018 and 2019 we were seeing 1,000 cards go out the door every month with new tenants, change overs and things like that. Like I said, July starts to slow down, so we may see a little bit of a high number next month, but after this everything slows down until we hit spring break next year.

On the operations side, we already updated the fencing plan. That has helped out greatly. When we first put up that fence we had some comments, but within a week or two, we noticed a lot of things. We used to have families that would come out to the playgrounds, and they would come and talk to us and I would find out they were from Arbor Mill or Forest Hammock, so it's already started to help do its job, but once we lock down I think we're going to see it drop down even more. Our tennis programs are already making their plans to figure out how to get their people in because they have a lot of guests, so we will have that, and basketball is going to have to figure their part out. You can buy more guest passes and the idea is that helps put it back into our budget. We do sell some guest passes. I wouldn't say it brings in thousands of dollars in revenue, but we do sell guest passes throughout the year. It's the same way at the pool. When

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you run out of your twelve passes, you have to pay for extra guest passes. We're getting that complaint at your sister district because of pickleball. They bring guests constantly and that means they have to pay. They're looking for a way to get a discount right now.

Chairman Steiner stated you also have the ability to get the house pass.

Vice Chairman Hartigan asked what is the plan for control for little Johnny bringing 20 of his friends in through the gates?

Mr. Soriano responded they will have to check in downstairs and they're not going to get through. Same way as the staff at the pool will tell you the rules say you get five people per day and that's it. If you little Jimmy from next door is coming up to play, then he can check in another five, but you have to follow those rules or you can't get in. It's going to be the same way getting out to the tennis courts and things like that.

Mr. Soriano continued his report stating, there are a couple of items I want to point out that weren't in the report. The first one is an issue that was pointed out to me by the County Public Works Department. They had a complaint at our median going out of Plantation Parkway. Chalon and I will make a plan, but this is just to prepare you. The redlight at the ramp, the original plan wasn't like that. If you remember, those roads went straight there, and they made an X so they curve. That creates a problem as you're driving next to these nice big myrtle trees and you come around a corner and there's a redlight, so they've gotten a formal complain about the sight distance. They held off because when they looked at it, they figured the only way they could fix it is taking the trees completely out. You can't just trim it and see that light. I wanted to warn you guys because we're not sure yet what plans we can do and how much trimming, but we are going to have to do some drastic cutting there and it's going to change the way it looks. It's a long entryway and everything has grown down there well.

Mr. Mifsud stated I think there's twelve of those caps because I emailed you about one that got hit by a car.

Mr. Soriano stated we could do bushes and the four at the end would have to be lower in some fashion. A couple of years ago we had an issue with FPL with the ones at the other end. Those sit underneath the power line, and they would like us to cut those lower. There's a space they don't want you to come into because it could catch on fire. Those trees are getting full, and we cut those down after the winter, but they were trimming both sides and changing the way it

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looked. I just wanted to warn you. We're going to look at the area and see what we can come up with. I hate to take those trees out.

Mr. Mifsud asked did they give you an option as to how many rows you have to go back?

Mr. Soriano responded they didn't, they just wanted us to look at them first because the only thing they can do is take those trees out to satisfy those complaints and they didn't want to do that. It's their area, but we maintain it.

Mr. Hicks asked there's no guidelines such as how many feet it has to be?

Mr. Soriano responded not there, because it's not straight on. Right now, they're all full, but in another month they're going to start to thin down and once we get into the winter there won't be a problem with any distancing there, but that's the time we have to plan for any changes. Hopefully we can bring a plan back to you guys, but it's just something to be aware of. They have given me time, but we're going to have to do something.

Mr. Hicks stated they could hang another stoplight there.

Mr. Soriano stated that's beyond us. If they had the light up closer, even the ones that blink to prepare you to stop, that would've helped, but I don't think we will get FDOT to work with us much at all.

Mr. Soriano continued his report stating, the other item is pools. We handle a lot of the maintenance. The RMS maintenance crew will do maintenance on your pools and then a couple of years ago we switched to training lifeguards to be CPOs. One thing a lot of large neighborhoods will do is shut down facilities one time per week. They have multiple waterparks, so they will shut down one and shock it. If you have your own pool, you know that's throwing in a whole bunch of chemicals in at once and you don't swim in it for that day because the content is really high. We are getting to the point this summer where we're fighting things like algae blooms constantly. I want to keep that pool clean, so I think we're going to move to that. It's not something we've ever done. I like keeping our pools open as much as possible. Plus, short of doing stuff like trying to burn out algae, I find it to be a waste of a lot of chemicals. I think it is something we're going to need here. The water is warmer this year, so we've seen extra growth. I've heard some complaints, so I'm going to move to that and let the residents know we will shut down one side during the week. I'd like to do it on a Tuesday or Wednesday. I don't want to do anything when there are people set up for parties. The other side will be open so people can go to that side. That way it doesn't affect operations too much, but I know when we shut down a

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pool people are going to complain. I think that's going to be one of the only ways to allow them to fight this better.

Vice Chairman Hartigan stated its public safety, so as long as you put it on the website and send out an email blast.

Mr. Soriano stated that's what we will do. Like I said, the swim team has one week left so I will let them know. The high school swim team starts after next week, so that won't be a problem. I just want to make sure nobody has booked birthday parties and things like that.

Mr. Mifsud asked do you foresee this happening once a week?

Mr. Soriano responded that only affects this month because once we get into September the kids are back in school and we do that alternating schedule anyway. We do have it set up with swim at your own risk for the adults, but they're going to have to understand. I don't think I can make it into the school year.

Chairman Steiner stated while you're on the pool, I know you've been having problems with the slide pump pack overheating.

Mr. Soriano stated it actually did well this year and this was a hot year. We've had one or two shutdowns, but it wasn't from overheating. The other day we had a surge during the storms. I had one time at the beginning of the summer where the computer told me overheating and we've talked before about putting some kind of shade over that, and I still think that's a good idea as those breakers get older, but after that, I haven't had a problem.

Chairman Steiner stated we came up with some nieces and nephews and the pump had overheated, or the breaker had tripped because of heat, so I was wondering if that was a reoccurring problem.

Mr. Soriano stated I think even when it surges the lifeguards just think it's overheating. I've talked with supervisors. It will tell them an error code on the screen, and you can tell when it's an overheat problem, or if it's an electrical surge. When we have lightning strikes, if that electrical incoming changes even the slightest, it'll shut off so it's protecting the motor. They have to go through and reset it. We haven't had as many problems with overheating. The one at the beginning of the year did concern me. I changed that breaker about five years ago and as much as we use those breakers, when you flip them on and off you wear them out. They should last about seven or eight years. Those are expensive breakers, so I want it to last as long as it can.

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Vice Chairman Hartigan asked is that shade project in our future build-up?

Mr. Soriano responded it's not an expensive project. We talked about it a couple of years ago when we first started having overheating problems and that was just the design with two big drives in one box. It's off the side of the slide, so there's not much shade over there. We did put a couple of trees in when we added to the pool deck area, but they're immature right now so they're not casting shade on that area. We talked about it, but it was going to look odd, so we were trying to hold off as much as we could. It's going to be kind of like the shade structure that is over the check-in desk for the lifeguards.

Vice Chairman Hartigan stated maybe it's something to consider for next year.

Mr. Soriano stated we can look at that in the off-season, so we don't have the problem coming up next year.

Chairman Steiner stated I know the breaker box was open when we were up here, and they said it had tripped. If we have a weak breaker or something that is starting to show some problems. A lot of people come for the slide and that was the first time I had run into that problem.

Mr. Soriano stated the last issue I had from heat was last month. I haven't been concerned with the heat. If we had any more issues from heat I would have just gone ahead and bought a new breaker because it will get changed sooner or later. That issue was probably a surge, kind of like what happened to you guys the last meeting. This is a new phone line. The line from the road to here was damaged due to lightning. Last month we lost that, we lost a control board on the access panel, and a server for the check-in station downstairs at the fitness center. There have been years where we lose a lot during lightning storms, so we've tried to do surge protection on a lot of these items. Some of them I just keep backups like servers or adapters for the internet because those are easily taken out.

Vice Chairman Hartigan asked is there anything further on the motorized scooters? Have we come up with any type of realistic game plan to slow them down or deter them?

Mr. Soriano responded it's really just trying to catch them with the Clay County Sheriff's officers. I had talked about putting gates out there and we've steered away from that for the concern of people that like to bike out there. I thought if we put walk-through gates out there they have to come to a stop to open the gates and then it's not as much fun for them. Right now they can fly from Briar Oaks all the way through. They do have access from the new townhome

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section. We've talked about putting bollards in there, but I have to make sure I have space for ADA allowance. It still allows a motor bike through, but it can be used as a deterrent and that's about all we can do right now.

Chairman Steiner last night they came through at 8:00 to 10:00 and by the time you hear them coming, they're gone. I can't get to where I can get a good picture of them. Then once I do get a picture you have to identify them. At the last meeting the security folks said something about them coming from Eagle Landing. They don't stop for you and our security folks don't have any means to catch them.

Mr. Soriano stated the only way they can get involved is if they can stop somebody and ask them, but then all the kids have to do is lie. If we get a good shot on camera of them, internally if they're residents we can affect some things. We can go through the process of suspending privileges. We have to have proof that it's them, but if we can't prove they're our residents, we really can't do anything other than rely on Clay County Sheriff's office.

Mr. Eckert stated you can hire Clay County to come in for a month and hopefully they catch them within that month and get it under control, then you'd have to do it again nine to ten months from now.

Mr. Mifsud stated maybe it will back down when school is back in.

Mr. Soriano stated I'm sure that will be a little bit of it. This summer has been worse, but we've always had cases like this.

Chairman Steiner stated we've had the electric one-wheel devices and motorized skateboards, but they've elevated to gas-powered, and they do fly. I'm just afraid somebody is going to get hurt. I know you were going to talk to the sheriff's department, but we may need to see if we can get one of them to sit out here and possibly catch someone coming up through there.

Mr. Soriano stated we can do that. We're not over in our budget for what we have for off-duty right now, so we can ask for a couple shifts for a separate guy that does nothing but just hang out that way. That will need to come from you guys if you want me to put extra patrols on.

Chairman Steiner stated I think it's something we need to do. It's been going on for so long and there doesn't seem to be anything else we can do. Maybe get an idea of what our costs would be.

Mr. Mifsud asked do you foresee Clay County being on a motorized vehicle to catch them?

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Chairman Steiner stated they would be better off sitting in a vehicle up here and hopefully catching them coming up. It's in the promenade and they come up between the string of pines between the soccer fields and they will come out of the promenade over to the neighborhoods on the side of the nature walk. I thought maybe they were going to school, but now school is out and it's at odd hours of the evening.

Mr. Eckert asked is it weekly?

Chairman Steiner stated they skipped last week, but they were out there this week.

Mr. Eckert stated if you get the police out there for two weeks straight, you're probably going to have a good chance to catch them. If they see them and don't stop then it's a bigger problem.

Chairman Steiner stated at one point we were having problems with the response from the Sheriff's department being this is private property and there's not anything they can do.

Mr. Soriano stated off-duty officers have no problem doing their job as a Clay County Sheriff's Officer, but the beat guys don't like to come in and do that when they're just calls. I don't like that response, but I have heard that before.

Chairman Steiner stated I've been trying to log the hours that I hear them go by and try to find some kind of pattern associated with some activity going on at the school or whatever. At this time, I think we need to find a way to narrow it down rather than just putting somebody out here unless we're going to for a long enough period of time. If we were to do it, it would probably have to be multiple weeks and seven days a week, because they don't seem to be on any particular day.

Mr. Soriano stated with the off-duty officers, I can only schedule a minimum of four-hour shifts, so we have to have them out here for four hours.

Chairman Steiner stated I haven't seen it so much during the day. I don't know if they're playing ball, or if they live up here and going to some event in the other area, or whether they're just visiting friends in other neighborhoods.

Mr. Soriano stated right now we're at \$27,000 for our security line for off-duty officers. Based on bills, she thinks we are going to end the year a little higher than what we planned, so this would put us way over for what we planned for off-duty officers.

Chairman Steiner spoke to Ms. Dietrich stated I believe you answered one of our questions at the last meeting as to your observance of these kids coming through with the motor bikes.



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Ms. Dietrich stated we have talked to them. We try not to take photos of any particular person, but they have reported that they've seen them, and they tell them they have to get off of the sidewalk or they have to leave, but it's not something they regularly report. So, if you want us to start documenting that a little better like if it's a male or female, young or old or a description of the motor bikes. I think you're trying to establish a pattern, or if they're coming up here and using the motor bike to get back and forth.

Chairman Steiner stated I would say that would be beneficial.

Mr. Soriano stated more in the reports definitely. I have no concern with them trying to snap a picture of them either. It is our property. That's only helpful if we can get a picture that shows me they're a resident though.

Chairman Steiner stated it helps narrow down which direction they're going and what days of the week they may be frequenting and a timeframe. Then we may be able to create a window for CCSO.

Ms. Dietrich stated we can do that.

Mr. Soriano stated I think that would be the best way to go. I think blindly putting extra hours for an officer out there would cost us more. Right now it's not costing us anything, it's just an annoyance. We do worry about somebody getting hurt, but for the amount of money we're going to pay in off-duty officers if we just blindly put them out there seven days a week.

#### **EIGHTH ORDER OF BUSINESS**

**Audience Comments / Supervisors' Requests**

There being none, the next item followed.

#### **NINTH ORDER OF BUSINESS**

**Next Scheduled Meetings**

Ms. Giles stated our next meetings is scheduled for August 15<sup>th</sup> at 6:00 p.m. here at the Plantation Oaks Amenity Center.

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

**Adjournment**

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

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DocuSigned by:  
*Manlee Giles*  
3B3269E1043B434...  
Secretary/Assistant Secretary

DocuSigned by:  
*Michael Steiner*  
835D57052CED44D...  
Chairman/Vice Chairman