

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, February 13, 2023 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
Timothy Hartigan	Vice Chairman
Jonel Hicks	Supervisor
Julie Arnau	Supervisor
Sherrie Mifsud	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
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**

Mr. Patrick Cook, 371 Sunstone, stated we wanted to come to the meeting and participate, learn about it and see what's going on.

Ms. Connie Cook stated we've never been a part of an HOA before.

Chairman Steiner stated this Board is not an HOA board. This is a special district. We basically manage the common areas, so there is a separation of responsibility there.

Ms. Giles stated the District has as website, [www.MiddleVillageCDD.com](http://www.MiddleVillageCDD.com). It's got a lot of information about the District on it. It also has the schedule of all the upcoming meetings and if we make changes to the meeting dates or times, it will be published there. Jay is the operations guy onsite Monday through Friday. His contact information is there also.

Chairman Steiner stated there is also an Oakleaf residents page.

February 13, 2023

Middle Village CDD

Mr. Soriano stated there is a newsletter sign up if you go to [www.OakleafResidents.com](http://www.OakleafResidents.com) on the front page. We send out information on upcoming events and things of that nature.

Ms. Connie Cook stated we were mostly interested in the CDD fees. My husband had a real estate license in Las Vegas for a very short time so we didn't know if those fees would ever end or if they were ongoing.

Chairman Steiner stated your assessments consist of two pieces; the debt service, which pays for bonds that were used to put in the infrastructure early on, and then operations and maintenance, which is day to day operations, staffing and so forth. With the debt service portion as it stands now, the bonds mature in 2035 and that part will go away unless there is something else that comes in to replace it. The operations and maintenance assessment continues every year and will always be there.

Mr. Eckert stated if you paid CDD assessments at closing just understand in the future, those will show up on your property tax bill, they typically will not be directly billed by the District.

Ms. Giles stated I have time when the meeting is over if there is anything you want to go over on the tax bill or if you have any other questions.

A resident stated last year you opened the pool on March 1<sup>st</sup>. Is that the plan again?

Mr. Soriano responded yes. It's the second year we've done that, and it's been very helpful in controlling that gas cost. I know this month there are two or three people emailing us because of those 80-degree days, but we want to build that schedule.

### **THIRD ORDER OF BUSINESS**

### **Approval of Consent Agenda**

- A. Approval of the Minutes of the January 9, 2023 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, followed by the financial statements, the assessment receipts schedule showing the assessments are 91% collected, and the check register totaling \$99,398.11.

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

February 13, 2023

Middle Village CDD

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2023-07,  
Declaring the Series 2004A and 2008A  
Projects Complete**

Mr. Eckert stated any time we issue bonds, once we've completed the project that we used the bond money for, we have to go back and declare the project complete, so that is one aspect of it. The other aspect is we have to look and see if there is any money left over, because if there were any money left over, that money would go to paying down the bonds, which would therefore reduce assessments. In this case, this is just a housekeeping item. When we went through the District records I saw that this probably should have been done a couple of years ago, but it wasn't, so we'd be looking for the Board to approve Resolution 2023-07. Because we didn't have any bond money leftover there is no change in assessments either up or down. We do have the certificate from the engineer declaring the project complete that is attached to this document.

On MOTION by Chairman Steiner seconded by Vice Chairman Hartigan with all in favor Resolution 2023-07, declaring the Series 2004A and 2008A projects complete was approved.

**FIFTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Mr. Eckert stated at the last meeting you asked me to look into the Oakleaf West POA and what impact that would have on the District's operations, if any, because there is a declaration of covenants out there. I've provided the Board members with an email. Based on my review, there are some good things that are in there for us in terms of easements, but there is nothing that I'm concerned about or that we need to change our operations on. There is a little ambiguity in some of the provisions, so in the event we would have a property owner's association that came to the CDD, which is a government and said you must do this because our HOA declarations say this, at that point we would have that conversation with them on whether it was enforceable or not. At this point in time, I don't see any need for us to look at it further or do anything proactive to protect the District's interests.

February 13, 2023

Middle Village CDD

There is legislation that is out there that would propose a mandatory four hours of training. It's been brought back for the last several years. Given some of the attention that's been given to Disney, it might have a little bit more legs this year, but we will have to wait and see if it makes it across the finish line. Typically, you have 250 to 350 bills that are passed out of 3,000 to 4,000.

Chairman Steiner stated on the list of items that have shown up on the watchlist, is there anything other than that? I would imagine the one regarding U.S. manufacturers.

Mr. Eckert stated if we have construction projects that could be a factor, but there are some others we always look for too, such as the sovereign immunity limits issue, which is back in play, and that does need to be adjusted at some point. It hasn't been adjusted for around ten years, but everybody else has adjusted what their costs are. It will pass at some point; the question is how much.

Chairman Steiner stated for the other board members that may not be aware, the sovereign immunity issue has to deal with being shielded.

Mr. Eckert stated yes. The District as a unit of local government in Florida has statutory immunity caps on its liability for negligence. It doesn't apply necessarily to breach of contract, but to negligence actions. Our liability is capped in Florida at \$200,000 per person, or \$300,000 per incident, which means if somebody were to get a \$5 million judgment against the District, the District would be required to pay them \$200,000 unless they went to the legislature and got the legislature to approve a claims bill, which is usually highly unlikely. So, that protects the District and where you see that protection is not only in if you had to pay something, but it's also imbedded in your insurance rates. That is why your insurance rates are far more reasonable than an HOA when you're running an aquatic complex like this or something like that. So, the more they raise those caps on liability, the more you're going to expect to pay on your liability insurance policies. That is one of the reasons we keep a close eye on that. I think we will know the answer on whether that changes or not by the time you have to do your budget, but that may be something we need to look at and really get on the insurance companies to ask what they're going to do as a result.

## **B. District Engineer – Consideration of Work Authorization for Hourly Rate Increase**

February 13, 2023

Middle Village CDD

Ms. Giles stated this work authorization from your District Engineer increases their hourly rates for those positions. I asked Peter for a little background because we try not to have him attend or call in unless we really need him to. His explanation was that ETM has not raised their rates since 2010 for Middle Village and he has been billed out as the project manager and since then promoted to Executive Vice President. It is still within our budgeted amount of \$10,500 and I don't see this going above that budget. That's what we anticipate our FY2024 budget to be next year.

On MOTION by Vice Chairman Hartigan seconded by Ms. Arnau with all in favor the work authorization from England-Thims & Miller was approved.

### **C. District Manager**

Ms. Giles stated as a reminder to the Board, we will approve our Fiscal Year 2024 budget at the June meeting and adopt the budget at our August meeting. Jay and I have started looking at some of the agreements and we will have this as an agenda item going forward to seek out the Board's guidance.

Chairman Steiner stated our budget period varies a lot from what you are used to with your associations. Basically, we go through a period where we are not funded. Our budget runs from the first of October to the end of September, where most of the organizations begin in January and end in December. Clay County is where we collect our assessments, and that doesn't come in until after the first of the fiscal year, so we have to maintain operating funds to carry us through that period of time.

Ms. Giles stated you'll see in the financials there are excess funds, which can be kind of misleading. They're earmarked for that period. On page 31 of your agenda package is the assessment receipts schedule that I spoke about being 91% collected. You can see in the middle of the page is the distribution and it shows the biggest one we collected was on December 12<sup>th</sup>, so nothing was collected in October and very little was collected in November. Usually around January the tax collector starts distributing those funds into our account. As we go into budget season, Jay and I are always available between meetings if you want to sit down and go over anything in the budget. We do have three funds here in Middle Village; the general fund, which we pay the O&M out of, the capital reserve fund, and then the recreation fund.

February 13, 2023

Middle Village CDD

Ms. Arnau asked what is O&M?

Ms. Giles responded operations and maintenance.

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

Mr. Soriano stated since I've seen you last, we have had the Polar Plunge event. It was a little chilly, so it worked out. We had a little more than 70 people pre-register. Only about 48 jumped, but it was a great event, and everyone had fun. This is a long-standing event. We had one family there that moved in 2008 and they have not missed. We give out little participation awards for jumping in and they come with 15 medals around their neck. Their daughter was an infant the first year and we gave her a medal. She's full grown and ready to graduate high school so it's kind of neat.

The lap pool will be back open March 1<sup>st</sup>. We have Spring Break, and then beginning those first weekends in April we open the pools and turn that heater back off. We will start heating the water up about a week before we pull the covers up in March. We've done a good job of conserving some of that gas and money we spend on that each year.

I do have a couple of things for you that were not included in the packet. These are tentative. The first thing is a calendar of events that we will get to in a moment. I wanted you to notice the operational hours because this is what gets posted on the website. That is for our lifeguards. This is the operational plan that has been in place for about seven years now. While the kids are still in school after April, we do weekends until after Memorial Day and we alternate during the week to where this is always one pool open. So, Monday, your sister district pools are open, but yours are closed, and then Tuesday we switch. Friday, Saturday and Sunday, they are all open. This has done a tremendous job of saving lifeguard hours because we really don't get that much usage during the week. I was planning on keeping that in place. It's worked out well and everyone has gotten used to it. The only difference I've put on there, and I'm still working with the aquatics department on this, is during the week the other thing we did is we opened the slides. The slides require two guards by themselves. You'll notice many of those days that the lifeguards are here, we don't open the slides. It saves quite a few hours in the long run, well over 100 for the year, so that adds up to quite a few thousand dollars on each side just to say the slide doesn't open until 12, instead of 10. That will be the only new thing I suggest this year unless anybody has a problem with that. I looked around at other districts. Some of them do not even

February 13, 2023

Middle Village CDD

open their slides during the week, it's a weekend only type thing. Most of them are not the size that we are, so I don't know that I would look at going that route, but doing something like this was a good starting point so we can utilize those lifeguards when it's busy. The calendar is also the same calendar we've run for the last few years for our community-run events. There are a couple of items on there that we coordinate, but they're not really our events, such as the food truck nights. We let somebody else set up which food trucks attend each night, and she helps us keep control of everything by making them follow the rules and making them submit their paperwork to us. I also have a lady that does the two expos/vendor fairs. One is done on your side, and one is done on the other side. Then we have all our monthly events. January and July are the only months we do not have any events that I run. January is just too cold, and July I just stay away from it because it's so busy.

A contractor was supposed to be here Friday to drill holes for our posts downstairs. I was told the custom gates are in. They don't make those gates. I did ask for gates that were a little more decorative to match what we have up here rather than just the straight aluminum bars that we put everywhere else, so they subcontracted. I understand they're held at the mercy of someone else also, but I've been getting on them because that is one of the last things we're waiting on. If you notice, downstairs we built our check-in wall. We are renovating the office inside, so it looks nice for those guys. Now, they have a window to sit at that slides open. All the electronics will be changed from one counter to another so when you walk up you walk into that hallway downstairs, you walk by the window there and that is where you check-in so you can go through the gates. I can't have everything enclosed and everyone checked in properly without those gates. We've also gone to digging in all our coaxial and ethernet lines everywhere so we can have cameras wired up and ready. I'll continue to call and email them to find out where they are because once they get those up, we're going to lock everything down.

I have one quote for you. A few years ago, we started changing out our furniture. We have a lot of furniture; a few hundred chaise lounges and I believe 120 chairs. Rather than spending a couple hundred thousand at one time, we did it \$20,000 or \$10,000 here or there. We have quite a bit of new green furniture out there instead of the old, strapped chairs. We didn't make any purchases last year because everybody was happy with what we had last year, but I do need to get back to replacing the rest of the straps, so this quote will replace all of the chairs in our center

February 13, 2023

Middle Village CDD

area and quite a few of our tables that are around the left side of the pool. I would like to get approval to make this purchase.

Vice Chairman Hartigan asked what are we doing with our old equipment?

Mr. Soriano responded right now it is sitting in the back. I have sent some to get re-strapped and currently Double Branch is the only one that uses that and that's because their pool is smaller, so I pulled some that were in better shape that had been re-strapped and clean and used that for the movies, because there will be a couple hundred people out on that deck and they don't have quite as many chairs as you guys have. When we do the movies over here, you guys already have enough chairs, so we don't need any extra. Some I've been able to dispose of over time, but if frames are broken, I wouldn't trust them even with powder coating and strapping them.

On MOTION by Chairman Steiner seconded by Ms. Mifsud all in favor the proposal from Horizon Casual for new chairs and chaise lounges totaling \$9,730 was approved.

Mr. Soriano stated this is a year we go out for landscape RFP. The landscaping looks great. We went to this process because there were complaints from some vendors that felt our process was unfair. This is a very big RFP, and we are required to follow certain standards. One of the things we did to get rid of the complaints is to say we're going to go out every five years. If we're happy with our vendors we can always give experience points or something like that to almost reward them for doing such a good job, but we go through that process to open it up to everybody so there is no argument. GMS works with a lot of these vendors in a lot of districts. Here, VerdeGo is doing a really good job. I will share an email I received this morning from a resident of Eagle Landing commenting on how good of a job they do out here and how the medians and flower beds look good. Coming from another neighborhood, that's always nice to see. I'm going to work with Mike on the timeline because we do have to have a certain plan in place to go through everything and give you guys time to review the bids and we create a committee that votes on everything and then we finalize the awarding of the RFP and what we would like to do this time is get the process done early enough to make sure everything is planned for in that budget process. As soon as I get those dates for you, I'll bring that to you. I was also asked about a landscape quote that we did before. I'm going to bring that



February 13, 2023

Middle Village CDD

back to you guys' next month for the fence line. There were two different versions. We pushed it off, not because we didn't like the idea, we thought it was a great idea and we want to spend money to beautify that area that is in the middle of everything, but it was timing. So, now that we're getting ready to come into spring, I think it would be a good time to move forward with that, so next month I'll have those two renderings with prices attached to it so we can pick out what we want.

Chairman Steiner stated along with that, something to put in your back pocket that we might consider, those gates come up and continue through and make the loop. We have a lot of people that walk and won't be coming into the gated area, so consideration of maybe a gravel path that connects the two sidewalks on either side.

Mr. Soriano stated Chalon and I have talked about that front area and how we can landscape that. On that side I don't want to extend so far away. You have these concrete roundabout designs, and they were supposed to be almost like benches. In front of that I was talking about doing either pavers or concrete so you could walk from one sidewalk and follow that curve around, but that would also eliminate your landscaping back there and would be pretty much right up against the fence line. That way, those people do have the walkway to get back around and if they can't get it, it allows them to keep walking around the circle.

Chairman Steiner stated that amphitheater was put in for concerts or whatever to have seating on those half-moons and to my knowledge it's never really been utilized.

Mr. Soriano stated we've never used it. The only time we do anything out here, we've never gotten good attendance to do movies or events out here.

Chairman Steiner stated I would venture to say maybe it would be a side job to take that out. That would give you a little bit more room to move your walkway a little bit. It may be something that meets what we have to have for ADA, but it doesn't have to be concrete. Anyone coming from this side has to go over that way to come around to check in, so it'll just be more of a finished job.

Mr. Soriano stated I can look at removing those. It might allow me to stay straight instead of following that curve. I'll bring that back with the quotes for landscaping and maybe we can get it all done together.

February 13, 2023

Middle Village CDD

**SEVENTH ORDER OF BUSINESS****Audience Comments / Supervisors' Requests****Audience Comments**

A resident stated I love the landscaping here. It looks great to me.

**Supervisor Requests**

Vice Chairman Hartigan stated the S3 report that we all received, any more problems with the vandals?

Mr. Soriano responded not this weekend. I haven't been down there today. We did have to climb out there and grab that board and screw it back in place. I'm hoping they stop pulling it up, because it just adds work. Those are the same boards we're going to pull up to replace with new.

Vice Chairman Hartigan stated the white fencing at Willowbrook, whose is that?

Mr. Soriano responded these are items I think we will eventually move forward with. I know some of it we're working on now with the roundabout, but actually spelling out some of these areas in detail again. We put up that fence years ago at the request of that neighborhood. We don't own the land that it sits on, we don't own the land behind it, and we don't own the land in front of it, but we have over the years done a lot of work to it. We've planted all the bushes and trees and we have lighting in there. The only reason the lighting isn't on right now is because we're still dealing with AT&T over at Double Branch and trying to stay away from it due to a pending lawsuit on damage to the fiber optic lines. We've done all the work in those spots, however it's not our property. When we tend to do work to things, people automatically think it's ours and a lot of times it does give use responsibility to continue things and I think that's where we need to spell out that there has never been any type of agreement. We do maintain the cleanliness of it. We want it all to look clean. Even the ones we didn't put up. We didn't put up the ones in front of the apartment buildings. That was put up by their builders, but it's viewed the same way when we pressure wash it. I have gone to working with a lot of the individual HOAs to get them to understand they should take some responsibility in helping to repair it, because it's theirs. I have a big problem with Briar Oaks. They have a lot of kids in there that constantly kick out the fence panels to have a short cut to the elementary and junior high there. We will go out there and fix panels and not even two or three days later they will be out again. It's unfair to keep taking the District's maintenance guys hours that we pay for when it's coming

February 13, 2023

Middle Village CDD

from a problem in their neighborhood and it's their fence. The District didn't have any requirements to put up a fence there, but we wanted it to look neat and clean when we're driving down the roads. We could have just left those backyards open and if they wanted to, they could have put up a fence and then there would be no argument who it belongs to. We help maintain it, but there has never been anything in writing as far as how much or what we will do, so when they're constantly broken or taken down, that's where I've been trying to get those HOAs to understand they should be helping out with it. Right now, there is really no ownership of ours.

Chairman Steiner stated this is where a lot of the problems come in. I don't even think we should be pressure washing it. If we don't own the property and the item, then it has to become the association or the community's responsibility to maintain it.

Vice Chairman Hartigan stated I understand we have to keep everything looking great, but if we're taking care of somebody else's property, why are we not billing the other HOAs for it.

Mr. Soriano stated you open a whole can of worms for me when it comes to that. Let's look at the Preserves. We actually do own that property in front. We didn't put up that fence either, the builder did, but we maintain that property. We cut the grass there, there's irrigation and we pressure wash the vinyl fence. It would fall along the lines that we always will do that, because that's still our property. Willowbrook, we don't own that property. Going towards the clock tower, we don't own any property out there, but yet we cut the grass and we currently spray the vinyl fences. On your side we could do that, we could take out one neighborhood here, but then the next neighborhood like the Preserves, continue to do it. Then you get that argument.

Chairman Steiner stated but while you pressure wash the outside, the COA has to pressure wash the inside, so if they're doing that, they need to adjust their contract to pressure wash both sides. The Preserve has had some damage but can't get the replacement panels, so at some point, those have to be changed out. Who is going to pay for it to be changed out? The COA or HOA should be responsible. Folks are going to pay for it one way or another but it's a matter of we do little bits and pieces and all of the sudden when something goes wrong, they say we always maintained it.

Mr. Soriano stated I like the idea of getting away from the response, you guys have always done this. We did a lot of things when the place was first sold and opened because the idea was the developer wanted to settle everything out. We're done with that now. There are

February 13, 2023

Middle Village CDD

residents running it and everything is split up. If we want to go down that road, I think there's a lot we will have to pick apart, but we can actually detail what is expected in those common areas.

Mr. Eckert stated we should look and see if we have an easement over the land, because a lot of the plats establish easements in favor of the CDD and so do the HOA covenants. So, we would need to look at that and do we have a license agreement for how we put the fence there in the first place. I don't know the history there, so I will have to talk to Jay, but in general terms, my advice to districts is don't spend public money improving or maintaining privately owned land to which you do not have any kind of a real estate interest in. That's the basic line we should be trying to tow. To the extent there are some of these isolated circumstances out there that as a matter of course have perhaps been different, we ought to identify those and get those fixed.

Vice Chairman Hartigan stated the final question I have is, I read in the last month's meeting minutes that Trinity was appealing their taxation?

Mr. Eckert stated I don't think they were appealing it because they didn't go through the process to actually appeal it, but they wanted us to look at it. I've had Karen Haber of my office go back through and pull some of the initial figures working with Marilee's office, and now I need to go look at them with the assessment methodology just to make sure the assessment is correct.

Vice Chairman Hartigan asked it's just an assessment re-verification?

Mr. Eckert responded that's what I'm doing. I'm going to be taking a look at it just to make sure their assessment is what it should be based on our methodology. I'm just making sure a mistake hasn't been made. I'm not going to come back to you and say I really think you all ought to reduce it or increase it. If the methodology says this is where it should be, that's going to be the answer.

Chairman Steiner stated along those lines, I know we have a methodology that applies to homes and a methodology for business.

Mr. Eckert stated it's the same methodology, it's just that businesses pay usually based on square feet.

Chairman Steiner stated I guess my question is how is the church treated? Is it treated as business?

Mr. Eckert responded I believe it's treated as commercial square footage.

February 13, 2023

Middle Village CDD

Chairman Steiner stated that's how it is now. I believe that area was originally planned to be businesses.

Mr. Eckert stated right, so the debt assessment was levied based on it being commercial, so the debt assessment isn't going to change because somebody decided not to do traditional commercial, and there's not a religious category with our methodology. I'm not too concerned about that designation; I just want to make sure the numbers were correct.

## **EIGHTH ORDER OF BUSINESS**

### **Next Scheduled Meeting**

Ms. Giles stated our next meeting is scheduled for March 13<sup>th</sup> at 6:00 p.m. here at the Plantation Oaks Amenity Center.

Chairman Steiner stated is the night meeting one that we're going to be dealing with policies?

Mr. Eckert responded yes, that's when our public hearing is on the suspension rules, and I don't know if Jay has other policy changes he might propose.

Mr. Soriano stated I didn't propose anything new this year, other than what we're working on for suspensions and cleaning that up. If there was anything we would want to do, we would handle it at that nighttime meeting usually.

Chairman Steiner asked is there any anticipation of any rate changes?

Mr. Soriano responded I'm not suggesting anything yet. I still think we're kind of low on rental rates, but we're also still climbing back from the pandemic and it's been hard filling the room as much as we did back then. I'm not in a hurry to adjust those rates yet just because of that, but I do think eventually we will need to look at those again. When it's looked at like it's bottom of the barrel pricing, you also don't get the greatest ownership and value even from the people that live here, and that bothers me. I like people to realize it is a nice wedding venue and it should be taken care of. It's a good privilege to be able to use this facility. I did look at adjusting it in depth with Wanda. She's always ready to go up on it, but I would like to fill the rooms a little more. We are coming back. You'll notice the numbers are coming up a little better than next year, but we are not back to that full calendar like we were.

Vice Chairman Hartigan stated we had talked before about the venue itself and how to be able to put a deposit down. Are we going to be looking at that as well during this 6:00 p.m. meeting?

February 13, 2023

Middle Village CDD

Mr. Soriano responded we can. You and I talked about some things that we could suggest about refunds. I don't think we need to do a rate hearing because the refunds and the rates were already set in, it was just policy on how we do it; how they get their money back, when they contact us and things like that.

Vice Chairman Hartigan stated like putting a deposit down for a weekend.

Mr. Soriano stated since the deposit amount won't change, we won't have to do a rate hearing, which has to be noticed differently. It's just a policy, so we can go over that. The reason we do it at night is in case residents don't like the idea or don't agree with the change, they get a chance to tell you guys.

Vice Chairman Hartigan stated we talked last year about the different special assessments given to aquatics versus non-aquatics. Is that something we can bring up at the 6:00 meeting?

Mr. Eckert responded we can discuss it anytime the Board wants to discuss it. I would say it's better to let Marilee know to put it on the agenda, so if you want it on the evening agenda for discussion purposes, that's fine, but it would need to be implemented during your budget cycle. So, you would approve a budget, then you have to send out a notice that you're changing your O&M methodology to people and then you would adopt that change when you adopt your budget in the August timeframe if the Board wants to go down that road.

Chairman Steiner stated along that same line, when that came up before, we were looking at if there was any method or any means to determine how many of those communities.

Mr. Soriano stated it will just be added staff time, but there is a way to go in and adjust their cards. We already have their addresses on there, but it doesn't really break it down to this set of cards live in the Preserves. I can look at the address and tell they live in the Preserve, or Jennings Point, or in Whitfield, but we have to actually go in and create a subcategory, and every time they scan, I can see how many people from Willowbrook are actually using it and how many times they use it and the card system will keep track for us. It's not perfect, especially if they're coming in with somebody else or anything like that, but it will give you a good idea if we want to use that in our thoughts of how that gets adjusted.

Ms. Giles asked are those two things you want added to the agenda for next month? The methodology and policy updates.

Vice Chairman Hartigan stated we will add them to start a discussion about it.

February 13, 2023

Middle Village CDD

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*Marilee Giles*  
3B3269E1043B434...

Secretary/Assistant Secretary

DocuSigned by:  
*Michael Steiner*  
835D57052CED44D...

Chairman/Vice Chairman