

MIDDLE VILLAGE
Community Development District

MAY 8, 2023

AGENDA

Middle Village Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092

May 1, 2023

Board of Supervisors
Middle Village Community Development District

Dear Board Members:

The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held **Monday, May 8, 2023 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the April 10, 2023 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Evaluation and Ranking of Landscape Proposals
- V. Discussion of the Fiscal Year 2024 Budget
- VI. Staff Reports
 - A. District Counsel – Memorandum Regarding Addition to Amenity Policies for Requests for Accommodation
 - B. District Engineer
 - C. District Manager
 - 1. Report on the Number of Registered Voters (4,928)
 - 2. Consideration of Updated Amenity Policies

D. Operations Manager

1. Memorandum

2. Update on Open Items (Gates, Nature Walk Repair, Gazebo Cap Stones)

VII. Audience Comments (limited to three minutes) / Supervisor Requests

VIII. Next Scheduled Meeting – June 12, 2023 @ 2:00 p.m. at the Plantation Oaks Amenity Center

IX. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Marilee Giles

Marilee Giles
District Manager

THIRD ORDER OF BUSINESS

A.

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, April 10, 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
Zach McGee	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 none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the March 13, 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.

On MOTION by Mr. Hartigan seconded by Chairman Steiner with all in favor the minutes of the March 13, 2023 minutes were approved.

Ms. Giles stated next in your package are the financial statements as of February 28, 2023.

Chairman Steiner stated at the top of page 38 you'll see miscellaneous income. Can you refresh my memory as to what falls in that category?

Mr. Soriano responded the rental line is about our only income here, so let's say we put lifeguard classes on. The kids that are getting certified pay the District. That's what helps pay for the instructors, but then the rest of the money comes back to the District. We don't have a revenue line for that, so it just goes into miscellaneous. If people buy access cards, we don't have a revenue line for access cards so that's miscellaneous. Basically, everything except for rentals.

Chairman Steiner stated on the same page, why the drastic drop in CCSO? We went from \$3,000 down to \$300.

Mr. Soriano stated that's probably just timing of the bill. You're going to be at about \$2,500 to \$3,000 every pay period for what we pay them and then we split that with Double Branch 50/50 because officers go back and forth during the week and on the weekends, you have one officer here and one officer there.

Chairman Steiner asked so there's no change in coverage?

Mr. Soriano responded not yet. That will be happening. As part of our new contract this year we did adjust it.

Ms. Giles stated next is the assessment receipts schedule showing the assessments are 95% collected, followed by the check register totaling \$192,234.39.

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

FOURTH ORDER OF BUSINESS

Update on Open Items

A. Gates

B. Nature Walk Repair

C. Replacement of Exercise Equipment

Mr. Soriano stated the only item that is left open is the gazebo. We've changed how we're planning on doing it. I met with your Chairman out there and we talked about doing straight concrete caps that matches the back of the gazebo so that would be quicker. I do have an update on fencing. I forwarded an email to your Chairman that is a long string of angry emails of where

our gates are. The last time we talked they made the statement that they were going to be here working on it. I don't see them. My concern is this is what we've been getting on a regular basis. We do have our posts, but even then, I think it was just to keep me happy when I was threatening to take more severe steps and they haven't done anything since the posts. If you recall, the custom gates were separate, so we spent money on the fence, they put the fence up. We did have them sign a contract and they met that contract, but as far as the custom gates, we haven't gotten that. I do think we might want to discuss what actions we would take if they continue to do this.

Vice Chairman Hartigan stated I agree 100% because it's gone on entirely too long. This has been going on since last year and I wanted these things done already. We have somebody else that can finish these front gates based on what you said before.

Mr. Soriano stated yes, we have a couple of fence companies that we work with. One that we work with on a regular basis is smaller. The problem with custom is they're still going to have to come in and make our design, so they're going to be starting over from scratch. The other people started from scratch too and I don't know if they've actually started is the problem. Part of their excuses was they didn't get supplies for the fencing, or there were a couple times that people that were dealing with our project are no longer with the company. It's just been a list of excuses one after the other.

Vice Chairman Hartigan asked can we give these people 30 or 60-day notices and be done?

Chairman Steiner stated I would like to have counsel draw up a formal notification to them. At the end of the period of time, we have to take the next step legally because these people have already been paid.

Vice Chairman Hartigan stated we don't even know if they've even begun the gates.

Chairman Steiner stated I understand that. We need to have Mike submit a formal letter demanding either completion or a refund. Up until now it's just been Jay talking back and forth with them. If we start over, we have to come up with another chunk of money to go pay for the next one unless we recover what we've already spent.

Mr. Eckert stated I understand what I need to do.

Mr. Soriano stated we may still have to front some money because even using Mike to go down a legal path, it may still take a while and we want this done, so we may have to pay somebody else for the work starting over while we're fighting with this old vendor.

Vice Chairman Hartigan asked what are these gates costing us now?

Mr. Soriano responded these two top ones were a little above \$6,000. The one downstairs was part of the original plan, so that was part of that \$150,000.

Vice Chairman Hartigan stated so they haven't fulfilled their contractual obligations.

Mr. Eckert stated it's a letter to them saying you're going to complete this in 30 days, if not, we're going to go to a different vendor and you're not only going to have to discord what we've already paid you, but you're also going to have to pay the increased cost of us going to a different vendor, plus the attorney's fees if I was involved in writing the contract.

Vice Chairman Hartigan stated I think that is the best course of action right now, especially since we are in breach of contract situation.

Ms. Mifsud asked what was the original timeline?

Mr. Soriano responded three months and we're way beyond that. They got the fence up and they did a great job there. They didn't install the back gates originally, but because I was getting on them about installing the custom gates they went ahead and hung those back gates.

On MOTION by Chairman Steiner seconded by Vice Chairman Hartigan with all in favor authorizing District Counsel to send a notice to Bullard Fence regarding the delinquent gate installs was approved.
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Ms. Giles asked do you need me to send you the original agreement?

Mr. Eckert responded yes, that would be good.

Mr. Soriano stated we will have two. There will be the contract that includes the custom gate down there, but then also the quote for these two gates up here.

Mr. Eckert stated send me both of those along with the email chain.

Mr. Soriano stated the only other item that is on my report that wasn't under the list of open items was an update on our damaged goods from last month. If you recall, I mentioned that we lost a drive on our motor. We lost a controller out at the tennis courts, which I received an invoice for. We've got everything up and running. We also lost a couple of small items on your access control; one is your server that we seem to lose almost every major lightning storm because it is hooked to all of your gates and controllers everywhere, so whenever this property gets hit, it travels through that system and takes out that server and it stops this side from

communicating with the other side when you scan your card. I did have to order a \$90 part. It's something I generally keep on hand, but I've gone through them and didn't have one ready to go.

Vice Chairman Hartigan asked is there any way to protect it?

Mr. Soriano responded it's plugged into a surge protector, but it's a low voltage item so pretty much any surge is going to take that out. It's hooked to what is the equivalent of phone lines that run through the ground, so it's small wiring that is not easily protected when you have a strike like that. You are back up and running except for the slide. I've fixed your VFD. You did lose a major control board on that, but we had an old one that was taken off a couple of years ago that had lost just it's fan to keep the internal components cool, so I was able to mix and match parts. Everything has been tested correctly, I just haven't hooked it up to the motor yet, so I got that done last Friday. The Easter weekend was not great, so we didn't have a lot of people looking to go down the slide. That allowed us to save some money rather than purchasing a brand-new drive.

Vice Chairman Hartigan asked didn't we order a new pool heater?

Mr. Soriano responded we did. I don't have those in, but we had set up for repairing and replacing those two units we were dealing with, and my plan was to have that done for this winter because we're done now. Once we opened the pools to the kids, we turned the heat down. These will be running before we get to heating this next season.

Chairman Steiner stated you may need to move the open items list closer to Jay's report since it's going to tie with his report.

Ms. Giles stated I can do that.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert had nothing further to report.

Vice Chairman Hartigan asked when does our ethics start?

Mr. Eckert responded it has not passed yet.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Ms. Giles stated I just wanted to remind the Board that we will approve the budget at the June 12th meeting, and we will adopt it at our August 21st meeting. Jay and I have started looking at some of the agreements that we have in place and the ones that are going to expire. We will have any changes to the budget submitted to our accountant by May 22nd, so anything you would like us to take a look at, please let us know.

D. Operations Manager – Memorandum

Mr. Soriano stated we ended Spring Break well. The weather worked out for a few days, so the kids enjoyed it, but it did give us a chance to break all the new lifeguards in and get everybody back into the swing of things. We are open now for just weekends in April and around the date of our next meeting we will start the alternating schedule where one day you're open and the next day you're closed because the pools at your sister district are open. On the weekends both sides will be open on the weekend. As we get closer to school being out, we ramp it up more. We had our virtual egg hunt. It was just this last week. They run around and find hidden easter eggs and wooden bunny rabbits in the trees, take pictures and send them to us. We only had about five families partaking this last time. If there were more than five, they just didn't send us pictures. So, it was a small event, but it's one I enjoy because it's easy and it gives people a week to take part in it while family is in. We will have a movie on the green this next weekend and we will have our community yard sale this month. Everybody will do their own thing as far as setting up their yard sale at their homes or in their neighborhood and one thing I have to remind everybody on this side is we have a lot of single-family developments and they have to coordinate on their own to make sure gates and things like that are open if they want people coming into their neighborhood.

Unfortunately, because of that damaged server, I can't pull numbers and that makes it hard to report on how many people used the pool. When we put that server back in place and it talks to the one on the other side, we see everything stack back up, so we see everybody's picture from when they scanned in at the pool and things like that and it keeps a report. So, it keeps track of it locally.

Chairman Steiner asked so it's a loss of communications, not a loss of data?

Mr. Soriano stated correct. It should always work as long as we have some form of power, so even the little control boxes will have 12-volt battery backups so that when the power goes out, they work today because we don't want anybody to get locked in.

Mr. Soriano continued with his report stating, you'll notice our rental numbers have been increasing. We're starting to see more of a revenue and getting closer to our older days. We're not quite at that period in 2018 or 2019, but we are working to get back to that. We've already gone over the open items, so unless there are any questions, that is it for my report. I did want to mention that we had eight companies go through the landscape RFP and our pre-bid meeting. Most are companies that have gone through before. There are two new organizations, but everybody seemed to understand the RFP pretty clearly. We have had two addendums that were sent out. We will get the rest back as far as packets to us on the 25th, so they all understood the timeline and knew we were looking to make this quick so we could get you information so you could possibly approve that contract awarding at the May meeting, but it will also help us with the first round of the budget because I'm sure we will see some change in expenses.

Chairman Steiner stated we had talked about the treadmill at the last meeting and how they'll suddenly stop. When we talked to the vendors that it was basically a use at your own risk. Does that extend to us?

Mr. Soriano responded it does, but it's also concern for liability. Whenever it comes to things like safety, we have to make sure we are doing everything we can to keep it safe. Right now, we have a separate company that comes out and repairs, but there is also the issue of emails going back and forth with the manufacturer that I have concerns with it, but this is the design. There are manufacturers that do that, I just don't like it.

Chairman Steiner stated we had talked about replacing some of the equipment and what I'd like to do is add to the requirements of that RFP when we go out that it would be required to have a clutch type of release, so you don't get an abrupt stop. At least get one out and have the other one in there and phase the other one out as we can.

Mr. Soriano stated I always have concerns with doing it that way. If we say we worry that abrupt stop is dangerous and we decide to buy a new one for that reason, but we leave the old ones there, that can be questionable. If you really have concerns with that, you should get rid of both of them to be safe.

Chairman Steiner stated I think if we just ignore it now that we know that problem exists, we're between a rock and a hard place. I got to thinking about that after the last meeting. If it's abruptly stopping and not because of lack of maintenance, but because somebody bumped a cord, or we lose power in the facility.

Mr. Soriano stated yes, something like that you won't be able to control on many of the manufactured items. We know people walk in front of those things and they shouldn't, but something like that is completely different. It's the faults or the error code. When they're running and that motor has an issue, it will abruptly stop rather than letting the belt come to a slow stop.

Chairman Steiner stated if we're going to procure proposals, I would like to see what that costs.

Mr. Soriano stated I've collected a couple already and I can tell you already the Life Fitness treadmills on the other side don't do the same thing. They come to a slow stop if they shut off in power outages and things like that. They are kind of expensive treadmills. Cybex, which is the strength equipment and bikes you have down there that we just bought, they are nicer quality and more expensive. The True are still commercial, but they were more entry level commercial. When we bought everything that was a little bit of savings. I think they were about \$5,500 a piece where the Cybex and Life Fitness that your sister district purchased are about \$7,000 a piece. If we're going to make that requirement, I would have to look to make sure that is something that happens on each model. I can look for that if that's something we're directing.

Chairman Steiner asked what I'm getting at is why were those chosen over there and we're not going to go with the same thing here?

Mr. Soriano responded we can. My concern was in the statement of getting one, because we're scared of something. If we talk like that, we kind of have to go through the whole practice.

Vice Chairman Hartigan stated the treadmills over there are about \$7,000. We have three treadmills downstairs, so it would cost us \$21,000 to have all three replaced.

Mr. Soriano stated and that's not with a new quote, that's what we paid for them, but I don't know what they are right now.

Chairman Steiner stated before we assign numbers as far as how many, if we can't afford to change all three, then get two. Whatever we can fit into the budget this year.

Vice Chairman Hartigan asked would that include removing all three then?

Chairman Steiner responded yes.

Mr. Soriano stated we have enough money to do all three. We've spent a lot of money. This past year alone we've spent \$150,000 on a fence, that was one project, and then we had to do that addendum to get everybody to understand that all went to capital. So far this year, we haven't had anything as big as that, so we do have money there. I hate to get rid of good machines, but I'm hoping I can do a trade in. If we're going to buy something like Life Fitness or Cybex, those companies tend to do trade ins. We may not get a lot of money for them, but they do give us money off.

Chairman Steiner stated it's something and to me it would void the question of why the others were put in the sister district and we didn't bother here.

Mr. Soriano stated one reason was a cost issue and you guys also purchased new strength equipment. Your strength equipment is much nicer than theirs.

Chairman Steiner stated do me a favor and get a quote on one that has that criteria in it and let's take a look at whether they have trade-ins and let's do something to remove that. At a minimum two, and we go from three treadmills to two if that is required.

Mr. Soriano stated I'll bring that back and the main focus will be that it has a slow stop.

Chairman Steiner stated the last thing I have for you is in your notes you talk about moving a table from Deerview Park. My question is, looking at the map that is attached to this, how many parks does Middle Village have in these communities? I'm familiar with these out here, but I don't know where they are in the individual areas. Is there a way we can get that shown?

Mr. Soriano responded we can. We have it on the landscape RFP, but not on that map there. You have three big recreational areas; you have the one off Deerview, you have Hamilton Glen and then Whitfield. They have play structures, benches, fence lines and things like that. Your sister district has about 11 of them.

Ms. Misfud asked why was the table removed?

Mr. Soriano responded kids like to vandalize things and all of these are originals, so they are about 20 years old. They are plastic coated, so when they cut into them it opens up the metal and years down the road it rusts. This one had holes in it that I could stick my hand through, and kids could hurt themselves, so we had to remove that. I'll be looking to replace it now. Just like our trash cans. Some of you guys got the email months ago that we finally got some heavy-duty thermos plastic coated trash cans in. They do last longer, but it's commercial so some people don't understand that we have to pay \$600 to \$800 for a trash can. Your original trash cans were

probably about \$1,500 a piece. I'm not going that heavy duty. The tables are about \$4,000 a piece, but we're going to be replacing with something that is about \$2,000 each, it's just how fast I can get them. I can buy one or two at a time when I have that lower cost.

Ms. Giles announced that Supervisor Hicks joined the meeting.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Audience Comments

There being none, the next item followed.

Supervisor Requests

Mr. Hicks stated before I get started, I just want to encourage every Supervisor that sits on this Board to actually get out in the community and experience some of these events that you have because if you don't, you're not only doing yourself a disservice, but you're also doing the community a disservice. I'm one of the newer supervisors, so this is a little nerve-wracking for me, because there is an issue that I experienced over the weekend that I wanted to bring to the Board and have a conversation about. I would like to discuss our ban and regulation on cotton swimwear. I understand the District's concern for our community members wearing cotton in the pool and its surrounding area. Surrounding the idea of maintaining pool filters and water quality, I am well aware that cotton releases bacteria, germs and contaminates the pool. However, the same is to be said for sweat, urine and other materials that come into contact with the pool. Upon further investigation, I didn't find any evidence to support the notion that cotton possesses a greater risk of releasing germs and bacteria into the water than any other type of clothing, material or substance. In fact, it's surprising to learn that cotton is used in the majority of swimwear. While it is possible for clothing to harbor bacteria, viruses and other contaminants, most community pools are designed with filtration systems that are capable of removing these contaminants from the water without any issue. This poses the question, are we properly maintaining and caring for our community pools and is this topic worth the confrontation between residents and staff? Furthermore, I believe this regulation is possibly discriminatory. Here are a few reasons why. Our ban and regulation on cotton swimwear could potentially violate the Americans with Disabilities Act, also known as ADA, and the Florida Civil Rights Act as well. Individuals with sensory disorders, among other disorders may require cotton swimwear

for a variety of reasons and a ban or regulation on cotton swimwear could prevent them from accessing and using the community pool. Similarly, what if an individual suffers from allergic reactions to certain clothing and they're only able to wear cotton materials? This could possibly violate their civil rights and it causes a concern. Moreover, a ban or regulation on cotton swimwear could harm our community by creating a sense of exclusion and division and as a Community Development District, we have a responsibility to create a welcoming community that supports, the health, safety and inclusion of all residents. A ban or regulation on cotton swimwear sends the message that certain individuals are not welcome or valid in our community, which is not the kind of community we should be striving to create. As a board member, I strongly advocate for having clear and concise regulations. I want to propose an opportunity for our team of supervisors to evaluate our current policies and determine whether any revisions are necessary to ensure our legal compliance. Our legal compliance, clarity, precision, and exclusivity for all our residents. I'll start from the beginning. We never got a chance to experience the pool here behind us, so I said let's go experience this, let's take the kids. So, we went to our sister district, and we got our cards. The gentleman at the desk, his name was Luke, he was very nice. He took our information, gave us our cards, and he sent us on our way. The weekend came and it was time to go to the pool. I'm just going to be honest with everyone, we didn't read the rules to go to the pool, we just used common sense. We're not going to be too revealing and things of that nature. We get to the pool and Ms. Emma was very polite and it was crazy because we had floats and all kinds of things. Like I said, we didn't read the rules. She informed us those are a safety hazard because of the shadows it may cast in the water if someone is drowning, and the lifeguards wouldn't be able to see them. Okay, fine, I can agree with that. So, I took my floats back. They did allow me to keep one, which was small for my youngest baby, which was great. Upon entering the pool, I must say it is beautiful. It really is a good experience, and if you haven't been, I highly suggest you go. We had been enjoying ourselves for about an hour. We got here at probably 11:00, so the slide wasn't open just yet, but when it did open, we had a chance to get on that and that was awesome as well. The lifeguards were very polite. As I'm coming down the slide, I splashed down in the pool and I'm getting out and one of the lifeguards pulls me to the side. I forget his name, but he's the main lifeguard. He says to me, you can't have on cotton swimwear in the pool. I had on a tank top. So, mind you, I'm a dad, I've got dad-bod and I don't want to be walking around. I just want to cover up, so I didn't think

it was a big deal, but when he said that it was a little shocking to me and I noticed he himself had on a cotton shirt, so I said, well if you have to get in the pool to save somebody's life, do you take that cotton shirt off and he said, no we don't. I left it at that, and I went and spoke with Ms. Emma. I wanted some clarity on what the rules and situation was about, and she explained to me that the concern was the fiber in the cotton breaks down so much so that it clogs up the pool filters. So, I was like okay, I can understand that. So, are we having confrontations with our residents for this issue, or is it an actual pool maintenance issue? Because the pools are designed to filter out contaminants. My concern was the risk of having these confrontations with our residents who paid their dues, and I was trying to weigh out if it was worth the confrontation and misunderstanding between the two. I moved on from that, but I have five children, and one of them is autistic. He's 13 years old and he has a sensory disorder, so any material other than cotton freaks him out, and as his caregivers, we have to have on cotton as well because he rubs us. It's a soothing method for him. So, after I had this conversation, my kids were still playing, but I felt excluded. I asked Emma if we should leave and she told me no, but of course the feelings are already there, so I grabbed my family and we proceeded to head out of the pool. It just bothered me, because we were really enjoying ourselves and it was eye opening. We can sit here as supervisors and do our thing, but you really don't get to see what it is like until you're really in the resident's shoes. The rules don't match each other and what I mean by that is, if you go on the website and read the rules you have to abide by, they don't match the rules that are posted when you get there. In particular what I'm talking about is rule number 12. It actually tells you exactly what you cannot wear at the pool.

Ms. Giles stated the Middle Village CDD amenity policy letter says no cotton, denim or denim cutoffs.

Mr. Hicks stated okay so I missed the cotton part, but I did see the denim and street clothes.

Ms. Giles stated no street clothes, including shorts, undergarments, sports bras, tank tops or thong-style swimwear are permitted.

Mr. Hicks stated so the question that I posed to them is how you know what material everybody is wearing. They said we don't, we just take their word for it. Okay, so that means that I can tell you whatever and actually have on cotton. I guess my question would be, has our facility ever closed because of water quality?

Mr. Soriano stated it's not water quality that is your biggest issue here. Most pools have that rule, especially when you have sand filters. You have a sand filter back there now. You could break your pools out and separate them, but with sand filters, that fiber getting stuck in there will cause a major problem. You can make one explode. We have what is called DE filters on this one in front and when those get caked with fibers, we just have to do extra cleaning, it won't really damage it. However, your sand filters, if you put cotton into that and it explodes, you're talking about a \$50,000 or \$60,000 fiberglass body. That is a big difference from this pool. Then the issue goes from do we allow cotton in this one, but not this pool. You do have six different pools that have slightly different setups. You guys have a general rule for all of your pools. It's been like that for 18 years. Like I said, the typical rule for almost every pool says no cotton, but how much they let it get away is different. The statement about them taking your word from it, that's to get away from that conflict there, because we have had people tell us things like this was made as a swimsuit. Nike makes a whole lot of swimwear that looks like regular streetwear, but it's in their swimwear line. Is it a bathing suit, no, but it was sold as part of their swimwear line. The difference is, it's not straight cotton. It's not a cotton t-shirt and it's not cutoff shorts. Denim is basically straight cotton. That's where the biggest problem comes from are things like shorts. They have a lot of fiber in them, and you'll see it come out. But, on there we can't put every single thing into the rules. We try on the written rules. Even on the website, we have pictures that will show everything and explain each one, what you can wear on the deck, which one you can wear in the water and things like that, because we don't want that conflict. Also, the other thing that happens is by about the middle of summer, you can't get in or swim like that. For the first couple of months, they're supposed to be lenient, so hopefully she was professional with you and there wasn't any going back and forth. They're supposed to be teaching people, especially if they've never been to the pool. They don't ask you to leave or to take it off. They allow everybody to swim, especially for Spring Break and even into May, but by the time we get to summer, we hope most people are following the rules. If you look it up on websites, what is the problem with cotton, if people are wearing regular clothes into the pool whether it's cotton or anything else, they do bring along other things. So, maybe they're out here practicing football and then they just use the same clothes and get in the pool. It does bring a lot more dirt and things like that. Those things we wear as swimsuits are washed and ready to be worn to the pool or beach and that's all we wear it to, so that's how they become part of those

rules. I can douse that pool with a ton of chlorine, and we can spend more money on pool maintenance services and that is not a concern. We don't have an issue with algae or anything like that there. Here that rule is really is more operation. You will take the pool out of operation and people won't be able to use it if you damage a filter, so that is a bigger issue here than other pools.

Mr. Hicks stated I hear everything you just said, but also, the pools have been operational for 18 years and we haven't had to replace any filters.

Mr. Soriano stated you could argue that's because of the rule.

Chairman Steiner stated the filters have to be backwashed.

Mr. Hicks asked but that is regular maintenance though, right?

Mr. Soriano responded yes, but like I said, you could argue that's because of the rule. If we let people wear cotton in there all the time, you never know.

Mr. Hicks stated what I was just getting at is there is no way for you to tell. We will leave this where it's at. Let's address the special needs part.

Vice Chairman Hartigan stated I have triplets. My son is high functioning autistic. I understand everything that you're saying. We have been in pools, we have been diving together, everything. We do not wear t-shirts. Outside of the water we wear something like this. They have a shorter type and a longer type. For sensory, my son wears that to go in the water. The reason we have had this pool for 18 years is because of the fact that if someone is wearing a t-shirt they say, we're glad you're here, but in the future please don't wear that t-shirt because of the chlorination breaking down the t-shirt. That's the way it has been. I've lived here for 18 years and I know what the rules are and abide by the rules. We have them for a specific reason. I can see both sides with having an autistic son.

Mr. Eckert stated the law talks about providing a reasonable accommodation so that the person can participate in the activity that the government is providing. I've not been asked to look at this before today. It's certainly something I can look at, whether or not that will qualify as a reasonable accommodation.

Vice Chairman Hartigan stated we have taken extraordinary steps to make sure everybody in the community regardless of their disability is taken care of. We have installed stuff at the pool for wheelchairs. To argue a discrimination, or an ADA violation, I would see that being unprecedented.

Mr. Eckert stated I don't think I heard an argument that it was, what I would like to know is if this comes up again, would that qualify as a reasonable accommodation for an isolated incident and the potential damage to the pool filter. That's something I would have to take a look at and I'm happy to do that. It wouldn't take very long. I don't want to foreclose it, because it is based on an individual basis.

Mr. Hicks asked is this for decorum as well? To keep a unified look? I believe Susie said that.

Mr. Soriano stated a little bit, and they used that probably in the wrong explanation. Let's say you guys allow cotton in this pool because it's easier. Then you do have cotton in the pack. You're creating an expectation that we can wear cotton because everybody else wears cotton. Or I can wear a thong because of what this person wears. When we let one, we let others and there are other degrees of it. However, they explained that to you, it's not we don't want the look of cotton. Cotton is normal, and it does say that you can have it on the deck, but getting into the water with it is different and we do have a lot of places that we could say yes, you can get into the water in a t-shirt, but that's not the ability here.

Mr. Hicks what I'm asking for, because there's still a lot of discrepancy is revision, so that it's not subjective. Today I feel like you're wearing a swimsuit, and tomorrow you have to take it off.

Mr. Soriano stated that part is always going to be hard. That's why we put that picture on there. I don't have a way to do every different thing out there and change it. I can only teach these guys so much and I don't want to have problems, so there have been times where they've allowed things in the pool that shouldn't be, but I don't want an argument of discrimination or affecting anybody's religious reasons. So, when it came to things like that, they ended up allowing it, which one, could cause problems with your filtration system, but two it could also be a safety issue if someone doesn't know how to swim with all of that material on. There's no way to approach every single thing out there, we've just tried to be extensive in our written policy. It is a long policy. We've cut down from years that were 18 pages to 13 pages, but then our signs can't hold that much information, so we have signs, we have pictures on the website. We try to do as much as we can to get people to understand some of those rules for various reasons. Shutting down the pools would cause a bigger set of complaints. One thing that is always important to us is the safety of it.

Mr. Hicks stated again, there is no way to tell if you're wearing cotton or not.

Mr. Soriano stated there are a lot of things like that though that we have rules in there for operations and safety purposes, but there's no way to know if it's actually going to happen, we allow it to happen and then somebody hurts themselves.

Mr. Hicks asked then why have the confrontation with the residents over it if there's no way for you to be able to tell that this is the issue?

Vice Chairman Hartigan stated if you're wearing a t-shirt that is in clear violation and the lifeguards are saying, you can't wear a t-shirt, so next time you come, please don't. Now if he can't tell whether the bottoms are cotton or not, that's a whole different story.

Mr. Hicks stated if the lifeguard is telling this guy to not have on a t-shirt, he shouldn't have a cotton t-shirt on himself. Especially as the one that makes the rules.

Mr. Soriano stated they sit out in the sun all day. You might only be here for an hour. I don't want them complaining of skin cancer. One, they're not jumping into the pool that much, and two, if they do have to jump in the pool, they're only going in for 30 seconds, whereas you were in the pool much longer, so there is a big difference. However, we can also go another route and say if we're concerned about that, we can spend twice as much money and we can get them Dri-Fit shirts. There are some places that have nice lifeguard equipment and they do sell it, it's just not the route we've gone because I don't use that as an argument against the rule that we have in place.

Mr. Hicks stated if you're going to hold the residents to that standard, I believe the pool staff should also be held to that standard, because I don't know if you've ever spilled chlorine on a piece of fabric, but it's instant. It's not 60 seconds or a minute, it dissolves instantly, so when he jumps into that pool, he's contributing to the problem just like everybody else.

Chairman Steiner asked are you allowed to be in a t-shirt on the deck?

Mr. Hicks responded sure, but what I'm saying is, if he's going to jump into the pool to save somebody's life, is he going to take his shirt off before he does that?

Chairman Steiner responded if he does have to jump in, which does not occur every day, he's going to jump in and get out. I've been told when we first started coming up that you can't go in. I wear a t-shirt when I go in. They explained to me what it was. Look at the amount of lint that comes out of that and multiple that by everybody in the pool. It builds up such a clog.

Mr. Hicks stated I'm not asking you to do away with the rule.

Chairman Steiner asked which way do you want us to do it? Do you want us to spend more money to get the lifeguards Dri-Fit type t-shirts, or do you want us to allow every resident to go in and not be approached about it?

Mr. Hicks responded I want us to make a decision as a Board together about the fairness of the situation between the residents and the staff because these people have to interact with each other. Like I said, if we're going to hold the residents to this standard, then let's spend the money so when a lifeguard is saying something like that, there's nothing they can say. I highly doubt buying Dri-Fit t-shirts for our lifeguards is going to be \$10,000.

Chairman Steiner asked what have you gained for yourself and your family? The issue is you want to wear the t-shirt and you feel with your son you need to have the t-shirt, so the desire is for you to be treated like the lifeguard, not the lifeguard to be in compliance with the rules.

Mr. Hicks stated no, my desire is for everybody to be treated the same and not be scrutinized.

Mr. Soriano stated I don't know that the rule right now is excluding anybody. I know there was a feeling of that. Your fellow supervisor has dealt with this at times. I don't see that here. As far as working with you, we can always do that. We want to make sure that the people that have actual issues and can't do something will, however that doesn't change the fact that there can be somebody else that says I don't want to wear that either and I'm going to say I have this problem. We can't just automatically put it out there and say, if you want to, you can wear a cotton shirt. If you have a real problem, you have to come to us, and I can work with you. I have that ability to put notes in the system. One person is not going to affect that filter, but if I allow everybody to wear it, lots of people will affect the filter and that creates a problem. I get what you're saying. That's not treating everybody exactly the same. You're an exception. There are always going to be those exceptions. We have the ability to make that. You guys don't put limits on me to be able to make those exceptions for those reasons, you usually trust that I have a way to work with them.

Mr. Hicks stated is the cotton didn't exist, I wouldn't need an exception.

Mr. Soriano stated the rule exists for a good reason though.

Mr. Hicks stated the reason why it exists is not an issue at all. That's based on somebody's word. If somebody tells you this is nylon or whatever and it's actually cotton, it's subjective. There's no concrete proof.

Mr. Soriano stated there's no concrete proof that I'll get into an accident if I drive 100 mph down the highway, but is it more likely to happen, yes. It's one of those things we know the sand filters do have problems with that fiber. It's not an easy cleanout. Like I said, with the DE filters it would be different. We would just clean more. But with the sand filter, the fiber gets stuck to the very bottom and we'd have to empty that whole thing out and change out the sand every year, so that's thousands of dollars. We know that happens. Can I guarantee it would happen here? As many people as we have here, I can guarantee it would happen, but how fast it happens, I don't know. You will have to change your system if you were to allow cotton in the pool.

Mr. Hicks stated let's move away from the cotton. Let's talk about the granite, and the seals, and the chipping paint that also has to go through the filter. Would you weight that the same as the cotton fibers? We have missing tiles as well out here in the pool.

Mr. Soriano stated the springtime is when we spend a lot of time to get ready for the summer, so you'll see painting, we go through the tiles, and we just installed mats. It's something we do every year.

Mr. Hicks asked did we do it this year?

Mr. Soriano responded we're in the middle of that right now. It's springtime right now. We're not in our May operating season yet, so a lot of that stuff is still being done. We have to go through everything to get ready for that summer.

Mr. Hicks asked so you don't do it before an event?

Mr. Soriano responded we do as much as we can, but we can't do everything in the winter. I wish we could. There is going to be times we have to do things in the summer. We try to stay away from that, but it may still happen. There is a lot of work to be done in your pools. Right now, you're saying why don't we do more maintenance. I don't know that that is going to work either.

Mr. Hicks asked why wouldn't it?

Mr. Soriano responded we have to be able to get all of that done. We can more maintenance and plan on buying filters every few years if you want. You just tell me let's get more staff, or more money on better uniforms, things like that.

Mr. Hicks stated the pool is only open for how many months, and out of all of the events we have throughout the year, the pool being open is where you have a lot of traffic versus

everything else, so we should probably be focusing a lot of our time and attention there versus all of the other events that people probably don't show up to. The money we use for those events we could be using for things like this. Again, it just goes back to the confrontation thing. I know Emma doesn't like to deal with stuff like that.

Mr. Soriano stated none of my staff likes confrontation, but then you're talking about let's just let everybody get away with everything.

Mr. Hicks stated that's not what I'm saying. There are common sense rules like no running around the pool, no alcohol, not being overly revealing and things of that nature. I don't want to take up everybody's time, but I thought this deserves looking at. If we're going to keep these rules, which it seems like it will stay in place, I would suggest we put a provision in place so whenever one of our residents who has special needs or has those sensory issues, that we let them be. I asked Susie what we do about that, and she said I'd have to call Jay and ask him about that.

Mr. Soriano stated you kind of have to go through me. If you contact me, I'm going to walk through because it's not like the normal ADA. ADA law actually talked about access and being able to get in and use the facilities. This is operational, so it's a little different.

Mr. Hicks stated Mike, I would like it if you could look into that.

Mr. Eckert stated I'm going to look at that and I'll report back to the Board at the next meeting on that issue, because I think it's an important issue and it's not the only time we will run across this.

Mr. Hicks stated what I'm saying is, if we have to ask permission for something, it's not a right, it's a privilege.

Mr. Soriano stated these are privileges. The usage is different. It's not a right. We try to stay away from defining it that way. It's the same as you might have rules to follow at county parks, but we all pay for the county parks. There are still rules and expectations. We can get exceptions to a rule if there is a good reason, but we generally have to contact somebody and explain what we need and why. It's not just simple. What you have is a different situation and some people may not be familiar with that whatsoever.

Mr. Hicks stated what I'm asking for is to put something place, so we don't have these situations. If we have a special needs child, call this number to set up something.

Ms. Mifsud stated the children have ID cards, correct?

Mr. Hicks responded no, not my children, just us.

Mr. Soriano stated I can put it on his.

Ms. Mifsud asked can we put a special background color for the individuals that require that exception?

Mr. Soriano responded we would just put a note that goes in the bottom. It's easier if they have a card. My concern is doing what you're saying is different. There's no way to be prepared for everything. You're familiar with your situation, but I can tell you you're not familiar with his or with mine. Especially when it comes to autism, that's completely different. My son wouldn't have an issue with cotton, so it would be hard to understand that. If I was trying to explain that to these lifeguards because they know my son well, they may say, well this guy doesn't have a problem with it and that wouldn't be fair to you. I understand that's an issue. You're trying to take care of your issue, but there is a ton of other ones that we have to have a different way to go around it. We can't be ready for everything, but that ability to give the exception is still there, you just have to talk to me. I don't allow the lifeguards to say yay or nay.

Mr. Hicks stated what I'm asking is for us to put a procedure in place for situations like these so if you have a special needs child.

Mr. Soriano stated it's not just special needs. We have the same argument with people that want to bring their dogs in. We have therapy cats. It's the same argument because it falls under ADA. I get the same stuff all the time.

Chairman Steiner stated we have the capability right now. We've given Jay license to apply exceptions given the situation. Therefore, if your case, he has instructed you to contact him and he can take care of it. Tim's situation may be different than yours, but he can contact Jay and have a different situation.

Mr. Hicks stated if the procedure is to contact Jay, then that is the procedure. Every situation is going to be different.

Chairman Steiner asked what did the lifeguard supervisor tell you out here? You need to contact Jay and he will take care of it for you.

Mr. Eckert stated I get what you're saying, and I'll talk to Jay about that. It's really just a question of is there anything we can do in our policies right now that would help clarify what the process is and avoid confrontations in the moment. Let Jay and I take this up offline and we can talk to the Board at the next meeting.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for May 8th at 2:00 p.m. here at the Plantation Oaks Amenity Center.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Middle Village

Community Development District

Unaudited Financial Reporting
March 31, 2023



Middle Village
Community Development District
Combined Balance Sheet
March 31, 2023

	<u>Governmental Fund Types</u>				Totals
	<u>General</u>	<u>Recreation</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>(Memorandum Only)</u>
<u>Assets:</u>					
Cash - Wells Fargo	\$254,147	\$1,628,567	\$1,009,647	---	\$2,892,361
Cash - Hancock Whitney	---	\$226,298	---	---	\$226,298
Investments:					
<u>Series 2022</u>					
Revenue	---	---	---	\$1,716,269	\$1,716,269
Reserve	---	---	---	\$154,135	\$154,135
Principal	---	---	---	\$72	\$72
Interest	---	---	---	\$189	\$189
Cost of Issuance	---	---	---	\$16,144	\$16,144
Prepayment	---	---	---	\$3,681	\$3,681
<u>Series 2018-2</u>					
Reserve	---	---	---	\$118,875	\$118,875
Prepayment	---	---	---	\$2,213	\$2,213
Sinking Fund	---	---	---	\$3	\$3
Interest	---	---	---	\$5	\$5
<u>Operations</u>					
Custody Account	\$141,461	---	---	---	\$141,461
<u>State Board</u>					
General Fund	\$4,682	---	---	---	\$4,682
Recreation Fund	---	\$19,606	---	---	\$19,606
Capital Reserve	---	---	\$102,891	---	\$102,891
Due From General Fund	---	\$93,245	---	---	\$93,245
Due From Debt Service	\$10,705	\$83,057	---	---	\$93,762
Due from Other	---	\$141	---	---	\$141
Electric Deposits	---	\$13,383	---	---	\$13,383
Total Assets	<u><u>\$410,995</u></u>	<u><u>\$2,064,297</u></u>	<u><u>\$1,112,538</u></u>	<u><u>\$2,011,586</u></u>	<u><u>\$5,599,416</u></u>
<u>Liabilities:</u>					
Accounts Payable	\$15,070	\$26,251	\$10,842	---	\$52,162
Accrued Expenses	\$4,692	\$17,156	\$5,024	---	\$26,873
Due to General Fund	---	---	---	\$10,705	\$10,705
Due to Rec Fund	\$93,245	---	---	\$83,057	\$176,302
<u>Fund Balances:</u>					
Unassigned	\$297,988	\$2,007,507	\$1,096,673	---	\$3,402,168
Nonspendable	---	\$13,383	---	---	\$13,383
Restricted for Debt Service	---	---	---	\$1,917,824	\$1,917,824
Total Liabilities and Fund Equity	<u><u>\$410,995</u></u>	<u><u>\$2,064,297</u></u>	<u><u>\$1,112,538</u></u>	<u><u>\$2,011,586</u></u>	<u><u>\$5,599,416</u></u>

Middle Village
Community Development District
General Fund

Statement of Revenues & Expenditures
For the Period ending March 31, 2023

Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
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Revenues:

Assessments - Tax Roll	\$214,870	\$208,156	\$208,156	\$0
Assessments - Direct	\$2,317	\$0	\$0	\$0
Interest Income	\$600	\$600	\$11,469	\$10,869
Total Revenues	\$217,787	\$208,756	\$219,625	\$10,869

Expenditures:

Administrative

Supervisors Fees	\$12,000	\$6,000	\$5,600	\$400
Travel	\$200	\$100	\$0	\$100
FICA Expense	\$918	\$459	\$462	(\$3)
Engineering	\$10,500	\$5,250	\$0	\$5,250
Trustee	\$16,200	\$16,200	\$15,000	\$1,200
Dissemination Agent	\$3,500	\$1,750	\$1,750	(\$0)
Assessment Roll	\$7,550	\$7,550	\$7,550	\$0
Attorney	\$45,000	\$22,500	\$22,000	\$500
Attorney-Foreclosure	\$10,000	\$5,000	\$0	\$5,000
Arbitrage	\$750	\$375	\$0	\$375
Annual Audit	\$6,100	\$3,050	\$2,000	\$1,050
Management Fees	\$64,850	\$32,425	\$32,425	\$0
Information Technology	\$2,550	\$1,275	\$1,275	(\$0)
Telephone	\$600	\$300	\$90	\$210
Postage	\$600	\$300	\$200	\$100
Printing & Binding	\$2,000	\$1,000	\$432	\$568
Records Storage	\$200	\$100	\$0	\$100
Insurance	\$15,727	\$15,727	\$12,392	\$3,335
Legal Advertising	\$1,500	\$750	\$1,238	(\$488)
Other Current Charges	\$150	\$75	\$49	\$26
Office Supplies	\$300	\$150	\$4	\$146
Website Compliance	\$2,250	\$1,125	\$1,125	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Reserves	\$14,167	\$7,084	\$0	\$7,084

Total Administrative	\$217,787	\$128,719	\$103,767	\$24,953
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Excess Revenues (Expenditures)	\$0	\$115,858
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Fund Balance - Beginning	\$0	\$182,130
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Fund Balance - Ending	\$0	\$297,988
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Month By Month Income Statement

Revenues:

[illegible]

Expenditures:

Administrative

[illegible]

Total Expenditures

\$32,664	\$11,055	\$9,823	\$11,194	\$11,980	\$27,051	\$0	\$0	\$0	\$0	\$0	\$0	\$103,767
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Excess Revenues (Expenditures)

(\$32,355)	\$17,481	\$161,712	\$1,069	(\$5,791)	(\$26,258)	\$0	\$0	\$0	\$0	\$0	\$0	\$115,858
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Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<u>Revenues:</u>				
Assessment - Tax Roll	\$1,958,276	\$1,893,245	\$1,893,245	\$0
Assessment - Direct	\$17,109	\$0	\$0	\$0
Interest	\$500	\$500	\$8,335	\$7,835
Miscellaneous Income	\$6,000	\$3,000	\$1,020	(\$1,980)
Amenities Revenue	\$100,000	\$50,000	\$58,191	\$8,191
Cost Share Revenue - South Village/Lighting	\$33,063	\$0	\$0	\$0
Total Revenues	\$2,114,948	\$1,946,745	\$1,960,792	\$14,047
<u>Expenditures:</u>				
Administrative				
Management Fees - On Site	\$317,416	\$158,708	\$159,107	(\$399)
Insurance	\$62,717	\$62,717	\$58,610	\$4,107
Other Current Charges	\$5,000	\$2,500	\$3,061	(\$561)
Permit Fees	\$1,500	\$750	\$81	\$669
Office Supplies	\$500	\$250	\$0	\$250
Total Administrative	\$387,133	\$224,925	\$220,859	\$4,066
Common Area				
Security	\$166,335	\$83,168	\$82,024	\$1,143
Security Clay County	\$59,502	\$29,751	\$21,127	\$8,624
Electric	\$20,000	\$10,000	\$8,602	\$1,398
Streetlighting	\$35,000	\$17,500	\$17,120	\$380
Irrigation Maintenance	\$5,000	\$2,500	\$2,049	\$451
Landscape Maintenance	\$488,528	\$244,264	\$239,225	\$5,039
Common Area Maintenance	\$70,000	\$35,000	\$33,350	\$1,650
Lake Maintenance	\$21,000	\$10,500	\$12,421	(\$1,921)
Miscellaneous Maintenance	\$5,000	\$2,500	\$0	\$2,500
Total Common Area	\$870,365	\$435,183	\$415,918	\$19,265

Middle Village
Community Development District
Recreation Fund

Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
Recreation Facility				
Amenity Staff	\$176,000	\$88,000	\$38,677	\$49,323
Janitorial	\$55,000	\$27,500	\$22,700	\$4,800
Telephone	\$12,000	\$6,000	\$5,481	\$519
Electric	\$64,000	\$32,000	\$34,532	(\$2,532)
Water / Sewer	\$46,000	\$23,000	\$16,155	\$6,845
Gas/Heat (Pool)	\$25,000	\$12,500	\$14,636	(\$2,136)
Refuse Service	\$25,000	\$12,500	\$17,072	(\$4,572)
Pool Maintenance & Chemicals	\$45,000	\$22,500	\$20,605	\$1,895
Cable	\$8,000	\$4,000	\$3,474	\$526
Special Events	\$5,000	\$2,500	\$4,216	(\$1,716)
Office Supplies and Equipment	\$1,500	\$750	\$189	\$561
Facility Maintenance - General	\$58,000	\$29,000	\$27,750	\$1,250
Facility Maintenance - Preventive Contracts	\$15,950	\$7,975	\$3,141	\$4,834
Facility Maintenance - Contingency	\$5,000	\$2,500	\$1,825	\$675
Elevator Maintenance	\$3,000	\$1,500	\$958	\$542
Recreation Passes	\$5,000	\$2,500	\$1,164	\$1,336
Lighting Repairs	\$10,000	\$5,000	\$5,000	\$0
Tennis Court Maintenance	\$48,000	\$24,000	\$31,555	(\$7,555)
Capital Reserve	\$250,000	\$125,000	\$0	\$125,000
Total Recreation	\$857,450	\$428,725	\$249,129	\$179,596
Total Expenditures	\$2,114,948	\$1,088,833	\$885,905	\$202,927
Excess Revenues (Expenditures)	(\$0)		\$1,074,886	
Fund Balance - Beginning	\$0		\$946,003	
Fund Balance - Ending	(\$0)		\$2,020,890	

Middle Village
Community Development District
Recreation Fund
Month By Month Income Statement

Revenues:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Assessment - Tax Roll	\$0	\$256,108	\$1,555,374	\$68,660	\$13,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,893,245
Assessment - Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$336	\$1,493	\$1,221	\$1,022	\$1,199	\$3,064	\$0	\$0	\$0	\$0	\$0	\$0	\$8,335
Miscellaneous Income	\$850	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,020
Amenities Revenue	(\$3,673)	\$902	\$6,508	\$2,364	\$41,424	\$10,667	\$0	\$0	\$0	\$0	\$0	\$0	\$58,191
Cost Sharing Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	(\$2,487)	\$258,503	\$1,563,272	\$72,046	\$55,726	\$13,731	\$0	\$0	\$0	\$0	\$0	\$0	\$1,960,792

Expenditures:

Administrative

Management Fees - On Site	\$26,451	\$26,451	\$26,451	\$26,451	\$26,451	\$26,850	\$0	\$0	\$0	\$0	\$0	\$0	\$159,107
Insurance	\$58,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,610
Other Current Charges	\$402	\$311	\$225	\$183	\$180	\$1,760	\$0	\$0	\$0	\$0	\$0	\$0	\$3,061
Permit Fees	\$81	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$81
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$85,544	\$26,762	\$26,676	\$26,635	\$26,631	\$28,610	\$0	\$0	\$0	\$0	\$0	\$0	\$220,859

Common Area

Security	\$14,135	\$13,523	\$13,698	\$14,047	\$12,675	\$13,947	\$0	\$0	\$0	\$0	\$0	\$0	\$82,024
Security - Clay County Off Duty Sheriff	\$5,828	\$2,134	\$5,258	\$5,247	\$1,961	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$21,127
Electric	\$1,641	\$1,696	\$1,603	\$1,322	\$1,468	\$872	\$0	\$0	\$0	\$0	\$0	\$0	\$8,602
Streetlighting	\$2,930	\$2,930	\$2,824	\$2,824	\$2,824	\$2,788	\$0	\$0	\$0	\$0	\$0	\$0	\$17,120
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$2,049	\$0	\$0	\$0	\$0	\$0	\$0	\$2,049
Landscape Maintenance	\$35,671	\$40,711	\$40,711	\$40,711	\$40,711	\$40,711	\$0	\$0	\$0	\$0	\$0	\$0	\$239,225
Common Area Maintenance	\$5,867	\$5,416	\$5,817	\$5,416	\$4,785	\$6,049	\$0	\$0	\$0	\$0	\$0	\$0	\$33,350
Lake Maintenance	\$4,451	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$0	\$0	\$0	\$0	\$0	\$0	\$12,421
Misc. Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$70,523	\$68,003	\$71,504	\$71,160	\$66,017	\$68,710	\$0	\$0	\$0	\$0	\$0	\$0	\$415,918

Recreation Facility

Amenity Staff	\$10,054	\$4,716	\$6,424	\$4,821	\$4,429	\$8,232	\$0	\$0	\$0	\$0	\$0	\$0	\$38,677
Janitorial	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$3,783	\$0	\$0	\$0	\$0	\$0	\$0	\$22,700
Telephone	\$998	\$798	\$1,000	\$892	\$898	\$896	\$0	\$0	\$0	\$0	\$0	\$0	\$5,481

Middle Village
Community Development District
Recreation Fund
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
	\$6,194	\$6,082	\$5,584	\$5,620	\$5,759	\$5,293	\$0	\$0	\$0	\$0	\$0	\$0	\$34,532
	\$2,530	\$2,866	\$2,518	\$2,683	\$2,984	\$2,574	\$0	\$0	\$0	\$0	\$0	\$0	\$16,155
	\$0	\$3,380	\$7,407	\$0	\$0	\$3,848	\$0	\$0	\$0	\$0	\$0	\$0	\$14,636
	\$2,860	\$2,875	\$2,892	\$2,876	\$2,783	\$2,786	\$0	\$0	\$0	\$0	\$0	\$0	\$17,072
	\$3,052	\$3,052	\$3,052	\$3,817	\$3,817	\$3,817	\$0	\$0	\$0	\$0	\$0	\$0	\$20,605
	\$551	\$551	\$561	\$604	\$604	\$604	\$0	\$0	\$0	\$0	\$0	\$0	\$3,474
	\$1,559	\$325	\$2,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,216
	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189
	\$4,473	\$4,625	\$4,777	\$4,625	\$4,215	\$5,035	\$0	\$0	\$0	\$0	\$0	\$0	\$27,750
	\$2,390	\$0	\$288	\$175	\$288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,141
	\$0	\$608	\$305	\$304	\$302	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$1,825
	\$0	\$0	\$479	\$0	\$0	\$479	\$0	\$0	\$0	\$0	\$0	\$0	\$958
	\$1,164	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,164
	\$759	\$801	\$940	\$833	\$801	\$866	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
	\$7,321	\$7,622	\$3,976	\$3,850	\$3,887	\$4,900	\$0	\$0	\$0	\$0	\$0	\$0	\$31,555
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$47,877	\$42,084	\$46,317	\$34,883	\$34,549	\$43,419	\$0	\$0	\$0	\$0	\$0	\$0	\$249,129
	\$203,944	\$136,850	\$144,498	\$132,678	\$127,197	\$140,739	\$0	\$0	\$0	\$0	\$0	\$0	\$885,905
	(\$206,431)	\$121,653	\$1,418,775	(\$60,631)	(\$71,471)	(\$127,008)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,074,886

Middle Village
Community Development District
Debt Service Fund - 2018-1/2022 and 2018-2
Statement of Revenues & Expenditures
For the Period ending March 31, 2023

Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
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Revenues:

Interest Income	\$1,000	\$1,000	\$21,287	\$20,287
Assessments - Direct	\$21,002	\$0	\$0	\$0
Assessments - Tax Roll	\$1,751,218	\$1,691,496	\$1,691,496	\$0
Total Revenues	\$1,773,220	\$1,692,496	\$1,712,783	\$20,287

Expenditures:

Series 2022

Interest Expense - 11/1	\$213,140	\$213,140	\$213,140	\$0
Principal Expense- 11/1 (Prepayment)	\$0	\$0	\$219,000	(\$219,000)
Interest Expense - 5/1	\$213,140	\$0	\$0	\$0
Principal Expense - 5/1	\$1,124,000	\$0	\$0	\$0

Series 2018-2

Interest Expense - 11/1	\$54,313	\$54,313	\$54,313	\$0
Principal Expense- 11/1 (Prepayment)	\$0	\$0	\$30,000	(\$30,000)
Interest Expense - 5/1	\$54,313	\$0	\$0	\$0
Principal Expense - 5/1	\$125,000	\$0	\$0	\$0

Total Expenditures	\$1,783,905	\$267,452	\$516,452	(\$249,000)
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Excess Revenues (Expenditures)	(\$10,685)	\$1,196,330
---------------------------------------	-------------------	--------------------

Net Change in Fund Balance	(\$10,685)	\$1,196,330
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Fund Balance - Beginning	\$276,073	\$721,493
---------------------------------	------------------	------------------

Fund Balance - Ending	\$265,388	\$1,917,824
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Middle Village
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For the Period ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	Variance
<u>REVENUES:</u>				
Interest Income	\$2,000	\$2,000	\$19,363	\$17,363
Capital Reserve - Rec Fund	\$250,000	\$0	\$0	\$0
Capital Reserve - General Fund	\$14,167	\$0	\$0	\$0
TOTAL REVENUES	\$266,167	\$2,000	\$19,363	\$17,363
<u>EXPENDITURES:</u>				
Repair And Replacements	\$400,775	\$200,388	\$148,010	\$52,378
TOTAL EXPENDITURES	\$400,775	\$200,388	\$148,010	\$52,378
EXCESS REVENUES (EXPENDITURES)	(\$134,608)		(\$128,647)	
FUND BALANCE - Beginning	\$1,165,118		\$1,225,320	
FUND BALANCE - Ending	\$1,030,510		\$1,096,673	

Middle Village
Community Development District
Long Term Debt Report

Series 2022 Special Assessment Refunding Bonds	
Interest Rate:	1.355% - 3.012%
Maturity Date:	5/1/2035
Reserve Fund Definition:	10% Max Annual Debt
Reserve Fund Balance:	\$154,135
Reserve Fund Requirement:	\$154,135
Bonds outstanding - 1/13/2022	\$17,754,000
Less: May 1, 2022 (Mandatory)	(\$888,000)
Less: May 1, 2022 (Optional)	(\$8,000)
Less: November 1, 2022 (Optional)	(\$219,000)
Current Bonds Outstanding:	\$16,639,000

Series 2018-2 Special Assessment Refunding Bonds	
Interest Rate:	4.5% -5%
Maturity Date:	5/1/2035
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$118,875
Reserve Fund Balance:	\$118,875
Bonds outstanding -9/30/2018	\$2,810,000
Less: May 1, 2019 (Mandatory)	(\$110,000)
Less: November 1, 2019 (Optional)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$115,000)
Less: May 1, 2020 (Optional)	(\$5,000)
Less: November 1, 2020 (Optional)	(\$10,000)
Less: May 1, 2021 (Mandatory)	(\$120,000)
Less: May 1, 2021 (Optional)	(\$75,000)
Less: November 1, 2021 (Optional)	(\$5,000)
Less: May 1, 2022 (Mandatory)	(\$120,000)
Less: May 1, 2022 (Optional)	(\$60,000)
Less: November 1, 2022 (Optional)	(\$30,000)
Current Bonds Outstanding	\$2,155,000

C.

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT
FY2023 Assessments Receipts Summary

ASSESSED	# UNITS ASSESSED	SERIES 2022 DEBT SERVICE ASSESSED	GENERAL FUND O&M ASSESSED	RECREATION FUND O&M ASSESSED	RESERVE FUND ASSESSED	TOTAL ASSESSED
ODP, LLC (1)	31,789	21,002.07	2,317.18	17,108.78	-	40,428.03
TOTAL DIRECT BILLS NET	31,789	21,002.07	2,317.18	17,108.78	-	40,428.03
NET TAX ROLL ASSESSED NET	301,267	1,746,465.21	214,920.49	1,954,770.36	-	3,916,156.05
TOTAL ASSESSED	333,056	1,767,467.28	217,237.67	1,971,879.14	-	3,956,584.09

DUE / RECEIVED	BALANCE DUE (DISCOUNT NOT TAKEN)	TOTAL DEBT SERVICE RECEIVED	GENERAL FUND O&M PAID	RECREATION FUND O&M PAID	RESERVE FUND PAID	TOTAL PAID
ODP, LLC (1)	40,428.03	-	-	-	-	-
DIRECT BILLS DUE / RECEIVED	40,428.03	-	-	-	-	-
TAX ROLL DUE / RECEIVED	123,258.93	1,691,496.14	208,155.98	1,893,245.00	-	3,792,897.12
TOTAL DUE / RECEIVED	163,686.97	1,691,496.14	208,155.98	1,893,245.00	-	3,792,897.12

(1) Direct bill is assessed with a 4% discount if paid by 11/30/22. Full balance due by 3/31/23. Amounts assume full discount above.

SUMMARY OF TAX ROLL RECEIPTS						
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	TOTAL RECEIVED	TOTAL DEBT SERVICE RECEIPTS	GENERAL FUND O&M RECEIPTS	RECREATION FUND O&M RECEIPTS	RESERVE FUND O&M RECEIPTS
1	11/09/22	8,603.93	3,837.04	472.19	4,294.70	-
2	11/16/22	109,525.37	48,844.39	6,010.80	54,670.18	-
3	11/28/22	394,953.30	176,135.01	21,675.22	197,143.07	-
4	12/12/22	2,934,596.08	1,308,724.65	161,052.02	1,464,819.41	-
5	12/19/22	129,369.17	57,694.01	7,099.84	64,575.32	-
6	01/11/23	52,046.62	23,210.93	2,856.34	25,979.35	-
7	02/07/23	137,551.47	61,343.02	7,548.89	68,659.56	-
8	03/07/23	26,251.18	11,707.09	1,440.68	13,103.41	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		3,792,897.12	1,691,496.14	208,155.98	1,893,245.00	-

PERCENT COLLECTED	DEBT	O&M
% COLLECTED DIRECT BILL	0.00%	0.00%
% COLLECTED TAX ROLL	96.85%	96.85%
TOTAL PERCENT COLLECTED	95.70%	95.99%

D.

Middle Village

Community Development District

Check Run Summary

April 30, 2023

Fund	Date	Check No.	Amount
General Fund			
Accounts Payable	4/13/23	1678-1680	\$ 21,264.67
	4/17/23	1681	\$ 200.00
Sub-Total			\$ 21,464.67
Recreation Fund			
Accounts Payable - HW	4/4/23	200-204	\$ 13,979.85
	4/13/23	205-215	\$ 98,960.37
Sub-Total			\$ 112,940.22
Capital Reserve Fund			
Accounts Payable	4/4/23	545-548	\$ 9,503.47
	4/13/23	549-552	\$ 1,557.81
Sub-Total			\$ 11,061.28
Total			\$ 145,466.17

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/13/23	00026	4/01/23 2059	202304 310-51300-34000		*	5,404.17	
			APR MANAGEMENT FEES				
		4/01/23 2059	202304 310-51300-52000		*	187.50	
			APR WEBSITE ADMIN				
		4/01/23 2059	202304 310-51300-35100		*	212.50	
			APR INFO TECH				
		4/01/23 2059	202304 310-51300-31300		*	291.67	
			APR DISSEM AGENT SRVCS				
		4/01/23 2059	202304 310-51300-51000		*	.72	
			OFFICE SUPPLIES				
		4/01/23 2059	202304 310-51300-42000		*	105.07	
			POSTAGE				
		4/01/23 2059	202304 310-51300-42500		*	58.20	
			COPIES				
		4/01/23 2059	202304 310-51300-41000		*	7.34	
			TELEPHONE				
		4/01/23 2059	202304 310-51300-42000		*	72.00-	
			OVERPMT CRED INV 2051/52				
GOVERNMENTAL MANAGEMENT SERVICES						6,195.17	001678
4/13/23	00116	3/17/23 40216	202303 310-51300-31200		*	15,000.00	
			FY23 SE2018-2 TRUSTEE FEE				
HANCOCK WHITNEY BANK						15,000.00	001679
4/13/23	00117	3/30/23 23-00119	202303 310-51300-48000		*	69.50	
			MAR NOTICE OF MEETING				
JACKSONVILLE DAILY RECORD						69.50	001680
4/17/23	00123	4/17/23 04172023	202304 310-51300-11000		*	200.00	
			FEBRUARY 2022 BOS MEETING				
ROD D. SWARTZ						200.00	001681
TOTAL FOR BANK A						21,464.67	
TOTAL FOR REGISTER						21,464.67	

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2059**Invoice Date:** 4/1/23**Due Date:** 4/1/23**Case:****P.O. Number:****Bill To:**

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
General Fund- Management Fees - April 2023	1.310.513.340	5,404.17	5,404.17
Website Administration - April 2023	520	187.50	187.50
Information Technology - April 2023	351	212.50	212.50
Dissemination Agent Services - April 2023	313	291.67	291.67
Office Supplies	510	0.72	0.72
Postage	420	105.07	105.07
Copies	425	58.20	58.20
Telephone	410	7.34	7.34
Overpayment Credit 2051/2052	420	-72.00	-72.00

RECEIVED
APR 05 2023
BY: _____

Total \$6,195.17**Payments/Credits** \$0.00**Balance Due** \$6,195.17



HANCOCK
WHITNEY

MIDDLE VILLAGE COMMUNITY DEVELOPMENT
DISTRICT
475 WEST TOWN PLACE, SUITE 114
ST AUGUSTINE FL 32092

Invoice: 40216
03/17/2023

Fee Invoice

Issuer: MIDDLE VILLAGE SUBORDINATE SERIES 2018-2

Ref: MIDVILCDD18B1

Billing Period: 04/02/2023 - 04/01/2024

1,310,513.312

FLAT FEE CHARGES
ANNUAL TRUSTEE FEE

\$15,000.00

=====

TOTAL DUE

\$15,000.00

RECEIVED
APR 06 2023
BY: _____

Please remit payment to:
Hancock Whitney Bank
Corporate Trust Division
2510 14th Street, Suite #220
Gulfport, MS 39501

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

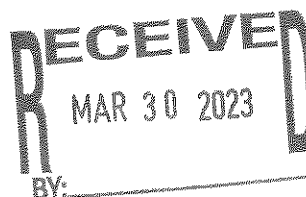
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

March 30, 2023

Date

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092



1,310.513.480

Serial #	23-00119C	PO/File #		\$69.50
Notice of Meeting of the Board of Supervisors				Payment Due
				\$69.50
Middle Village Community Development District				Publication Fee
				Amount Paid
Case Number				
Publication Dates	3/30			
County	Clay			

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt

For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 23-00119C on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

**Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.**

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

**MIDDLE VILLAGE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS**

Notice is hereby given that the Board of Supervisors of the Middle Village Community Development District is scheduled to be meet on Monday, April 10, 2023, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. An electronic copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and on the District's website, www.MiddleVillageCDD.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Marilee Giles
District Manager

Mar. 20 00 (23-00119C)

Middle Village
COMMUNITY DEVELOPMENT DISTRICT

Gen Fund

Check Request

Date	Amount	Authorized By
April 17, 2023	\$200.00	Oksana Kuzmuk

Payable to:

#123 Rod D. Swartz

Date Check Needed:

Budget Category:

ASAP	001.310.51300.11000
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Intended Use of Funds Requested:

February 2022 BOS Meeting
(Attach supporting documentation for request.)

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/23	00063	3/13/23 10040111	202303 330-57200-49500	QUARTERLY MAINTENANCE	*	479.19	
				COASTAL ELEVATOR SERVICE CORP.			479.19 000200
4/04/23	00026	2/08/23 2045	202302 300-36900-10200	TENNIS REV DEP 2/7/23	*	1,219.50	
		3/27/23 2062	202303 330-57200-34300	WALMART	*	134.38	
		3/27/23 2062	202303 330-57200-34300	PUBLIX	*	9.68	
		3/27/23 2062	202303 330-57200-34300	WINNING CONCEPTS	*	254.80	
		3/27/23 2065	202303 300-36900-10200	TENNIS REV DEP 3/24/23	*	1,318.50	
				GOVERNMENTAL MANAGEMENT SERVICES			2,936.86 000201
4/04/23	00062	3/23/23 18258B	202210 320-57200-46800	AUG WATER MANAGEMENT	*	1,519.00	
		3/23/23 668937	202210 320-57200-46800	JUL WATER MANAGEMENT	*	1,413.02	
				THE LAKE DOCTORS			2,932.02 000202
4/04/23	00261	3/01/23 327	202303 330-57200-34200	MAR JANITORIAL SERVICES	*	3,783.33	
				RIVERSIDE MANAGEMENT SERVICES, INC			3,783.33 000203
4/04/23	00412	3/16/23 03162023	202303 330-57200-43500	LAP POOL GAS/HEAT	*	3,848.45	
				WILFORD PROPANE GAS			3,848.45 000204
4/13/23	00983	3/28/23 03252023	202303 300-36900-10300	DEPOSIT REFUND	*	700.00	
				ALLISON CLEMANS			700.00 000205
4/13/23	00982	4/06/23 04012023	202304 300-36900-10300	DEPOSIT REFUND	*	100.00	
				BRIDGET HOLDER			100.00 000206
4/13/23	00256	4/05/23 SSI11061	202303 320-57200-34510	MAR EMPLOYMENT FEE	*	507.50	
		4/05/23 SSI11061	202303 320-57200-34510	MAR SCHEDULING FEE	*	192.50	
				CLAY COUNTY SHERIFF'S OFFICE			700.00 000207
4/13/23	00072	3/29/23 03292023	202301 320-57200-34510	1/20-2/2 REIMB SEC SRVCS	*	1,786.00	

MVIL MIDDLE VILLAGE OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO..... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
		3/29/23	03292023	202302	320	57200	34510			*	1,567.50		
		2/2-2/16	REIMB	SEC	SRVCS								
								DOUBLE BRANCH CDD				3,353.50	000208
4/13/23	00477	3/28/23	03242023	202303	300	36900	10300			*	500.00		
			DEPOSIT REFUND										
								GEORGE MATEO				500.00	000209
4/13/23	00026	3/27/23	2063	202303	300	36900	10300			*	1,167.50		
			MAR FACILITY EVENT STAFF										
		3/29/23	2064	202302	300	36900	10200			*	862.20		
			TENNIS REV DEP 2/21/23										
		4/01/23	2060	202304	310	51300	34000			*	20,119.83		
			APR FACILITY MANAGEMENT										
		4/01/23	2061	202304	310	51300	34000			*	6,331.50		
			APR TENNIS FAC MANAGEMENT										
		4/10/23	2066	202304	300	36900	10300			*	543.75		
			APR FACILITY EVENT STAFF										
								GOVERNMENTAL MANAGEMENT SERVICES				29,024.78	000210
4/13/23	00139	4/01/23	13129561	202304	330	57200	46400			*	3,816.78		
			APR POOL CHEMICALS										
								POOLSURE				3,816.78	000211
4/13/23	00261	4/01/23	328	202304	330	57200	34200			*	3,783.33		
			APR JANITORIAL SERVICES										
								RIVERSIDE MANAGEMENT SERVICES, INC				3,783.33	000212
4/13/23	00823	4/01/23	8927	202304	320	57200	34500			*	13,722.50		
			APR SECURITY SERVICES										
								SECURITY DEVELOPMENT GROUP LLC				13,722.50	000213
4/13/23	00697	4/06/23	03282023	202304	300	36900	10300			*	500.00		
			DEPOSIT REFUND										
								VALYNDA ROWSER				500.00	000214
4/13/23	00704	3/31/23	11175	202303	330	57200	43400			*	2,048.81		
			IRRIGATION REPAIRS										
		4/01/23	11062	202304	320	57200	46200			*	40,710.67		
			APR LANDSCAPE MAINTENANCE										
								VERDEGO LLC				42,759.48	000215
								TOTAL FOR BANK E			112,940.22		
								TOTAL FOR REGISTER			112,940.22		
								MVIL MIDDLE VILLAGE OKUZMUK					

CUSTOMER NO.: 601535
DATE: 3/13/2023
INVOICE NO.: 100401118871

OAKLEAF PLANTATION
DUE DATE: 4/1/2023

ACCOUNT SUMMARY

BUILDING ADDRESS

OAKLEAF PLANTATION 845 OAKLEAF PLANTATION PKWY ORANGE PARK FL 32065-3531

CONTRACT: 108362 | TCE05011

Maintenance Service from 4/1/2023 to 6/30/2023

\$479.19

Code to:

02-330-572-630 495

Middle Village Elevator Maintenance

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

NET SERVICE CONTRACT AMOUNT

Sales Tax

RECEIVED
MAR 24 2023
BY: _____

\$479.19

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$479.19

QUESTIONS?

AR Rep's Email:
Hemavathi.B@otis.com

AR Rep's Phone#: 1-959-200-3979

Customer Care: 1-855-249-6847

010

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORMANCE. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

COASTAL ELEVATOR SERVICE CORP.
RELIABLE • RESPONSIVE • RESPECTED

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

OAKLEAF PLANTATION
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK FL 32065-4259

CUSTOMER NO.: 601535
DUE DATE: 4/1/2023
INVOICE NO.: 100401118871
TOTAL SERVICE CONTRACT AMOUNT: \$479.19

MAKE CHECK PAYABLE TO:

Coastal Elevator Company
PO Box 730400
Dallas TX 75373-0400

100401118871 0000047919 0

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2045**Invoice Date:** 2/8/23**Due Date:** 2/8/23**Case:****P.O. Number:****Bill To:**

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 2/7/23		1,219.50	1,219.50
2.300.369.102			
<div>RECEIVED MAR 27 2023 BY: _____</div>			

Total \$1,219.50**Payments/Credits** \$0.00**Balance Due** \$1,219.50

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2062**Invoice Date:** 3/27/23**Due Date:** 3/27/23**Case:****P.O. Number:****Bill To:**

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
2.330.572.34300- Walmart		134.38	134.38
2.330.572.34300- Publix		9.68	9.68
2.330.572.34300- Winning Concepts		254.80	254.80
<div><div>RECEIVED</div><div>MAR 27 2023</div><div>BY: _____</div></div>			
Total			\$398.86
Payments/Credits			\$0.00
Balance Due			\$398.86

PERSONAL REIMBURSEMENT

Out-of-Pocket

NAME: Andy Fletcher

March 9, 2023

DATE	DESCRIPTION	DISTRICT	AMOUNT	
2/19/23	Walmart	MV	\$134.38	2.330.572.34300
2/13/23	Publix	MV	\$9.68	2.330.572.34300
1/11/23	Winning Concepts	MV	\$254.80	2.330.572.34300
		MV		2.330.572.34300
		MV		2.330.572.34300
				2.330.572.34300
				2.330.572.34300
		TOTAL	\$ 398.86	

Publix

Oak Leaf Commons
1675 Oakleaf Planta. on Parkway
Orange Park, FL 32065
Store Manager: Jon Wright
904-291-5108



1169 2DN 033 243

PUBLIX POPS		
1 @ 2 FOR	6.00	3.00 T F
PUBLIX POPS		
1 @ 2 FOR	6.00	3.00 T F
PUBLIX POPS		
1 @ 2 FOR	6.00	3.00 T F
Order Total	9.00	
Sales Tax	0.68	
Grand Total	9.68	
Cash	10.00	
Change	0.32	

Receipt ID: 1169 2DN 033 243

Your cashier was Isaac

02/13/2023 15:26 81169 1103 3243 03236

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Give us feedback @ survey.walmart.com
Thank you! ID #:73H6T110H6JH

Walmart*

904-278-1836 Mgr: NATHANIEL
1505 COUNTY ROAD 220
ORANGE PARK FL 32003
STA 02920 BPH 000011 TEN 68 TR# 09150
9528UPERCOMB 080909402465 125.00 X
SUDTOTAL 125.00
TAX 1 7.500 % 9.38
TOTAL 134.38
VISA TEND 134.38
VISA CREDIT **** ** 6346 1 1
APPROVAL # 019170
REF # 1042000314
TRANS ID - 383050500152980
VALIDATION - #2JK
PAYMENT SERVICE - E
AID A00000000031010
AAC FE98B2CE2E700664
TERMINAL # 5C010130

02/19/23 08:53:38
CHANGE DUE 0.00
ITEMS SOLD 1

TCH 4661 0233 4685 6072 0721 B



Walmart+

Become a member

Scan for free 30-day trial



02/19/23 08:53:39
CUSTOMER COPY

WINNING CONCEPTS USA INC
950 BLANDING BLVD
ORANGE PARK FL 32065
904-272-9784

G
TS USA, INC.

Invoice

Date	Invoice #
8/25/2022	37496

Terminal ID: *****261 ***3
1/11/23 2:54 PM

d.
065

VISA CREDIT - INSERT
AID: A0000000031010
ACCT #: *****6346

CREDIT SALE
UID: 301118879633 REF #: 2834
BATCH #: 556 AUTH #: 011845

DESCRIPTION :

AMOUNT \$254.80

APPROVED

ARQC - 2B7DE6E042929125

ALL SALES FINAL
NO REFUNDS

CUSTOMER COPY

Ship To

Description	P.O. No.	Terms	Rep
			DCM
Description	Rate	Amount	
en print center back one color imprint white	10.99	120.89	
On LST356 tank tops Royal- 1 xs, 8 sm, 1 med, 1 Lg			
9 Screen print left sleeve one color white On ST420LS long sleeve Royal- 5 sm, 2 med, 1 Lg, 1 XXL	12.99	116.91	
1 Add for XXL	2.00	2.00	
1 Screen Charge reorder fee	15.00	15.00	
Thank you for your business! Daniel McClees 904/272-9784		Total	\$254.80
We impose a surcharge of 3.5% on the transaction amount on credit card products, which is not greater than our cost of acceptance. We do not surcharge debit cards, prepaid cards or gift cards.		Payments/Credits	\$0.00
		Balance Due	\$254.80

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2065**Invoice Date:** 3/27/23**Due Date:** 3/27/23**Case:****P.O. Number:****Bill To:**

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 3/24/23		1,318.50	1,318.50
<div data-bbox="474 831 755 1003"><p>RECEIVED MAR 27 2023 BY: _____</p></div> <p>2,300,369.102</p>			

Total \$1,318.50**Payments/Credits** \$0.00**Balance Due** \$1,318.50

Middle Village CDD

Breakdown of Revenues

March 24, 2023

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
--------------	---------	---------	------------------------

03/24/23	\$ 1,465.00	\$ 1,318.50	\$ 146.50
		\$ -	\$ -

Subtotal	\$ 1,465.00	\$ 1,318.50	\$ 146.50
----------	-------------	-------------	-----------

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
------	------------------------------	---------	------------------------

3/24/2023		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	---------	------------------------

3/24/2023		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------


Date	League Fees	GMS 10%	Middle Village CDD 90%
------	-------------	---------	------------------------

3/24/2023			
-----------	--	--	--

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Total Revenues	\$ 1,465.00	\$ 1,318.50	\$ 146.50
----------------	-------------	-------------	-----------

MAKE CHECK PAYABLE TO:

 **The Lake Doctors, Inc.**
 Aquatic Management Services
 Post Office Box 20122
 Tampa, FL 33622-0122
 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

MIDDLE VILLAGE CDD
 JAY SORIANO
 370 Oakleaf Village Parkway Pkwy
 Orange Park, FL 32065

ACCOUNT NUMBER	DATE	BALANCE
711194	3/23/2023	\$1,519.00

The Lake Doctors
 Post Office Box 20122
 Tampa, FL 33622-0122

00000000027159001000000001825800000015190085

Please Return this portion with your payment

Invoice Due Date 8/14/2022

Invoice 18258B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/4/2022	PLANTATION OAKS BLVD, ORANGE PARK, FL 32065 Water Management - Monthly		\$1519.00	\$0.00	\$1519.00

Code to:

2-320-572-4680

Please remit payment for this month's invoice.

Middle Village Lake Maintenance

RECEIVED
 MAR 24 2023
 BY: _____

Please provide remittance information when submitting payments,
 otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$3038.00

This Invoice Total:

\$1519.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 711194

Portal Registration #: 2D189A4D

Corporate Address

4651 Salisbury Rd, Suite 155
 Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

MIDDLE VILLAGE CDD
JAY SORIANO
370 Oakleaf Village Parkway Pkwy
Orange Park, FL 32065

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

711194

3/23/2023

\$1,519.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000027159001000000000276000000015190081

Please Return this portion with your payment

Invoice Due Date 7/11/2022

Invoice 668937

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2022	PLANTATION OAKS BLVD, ORANGE PARK, FL ORANGE PARK, FL 32065 QB Balance		\$1413.02	\$105.98	\$1519.00

RECEIVED
MAR 24 2023
BY: _____

Code to:

2-320-572-4680

Middle Village Lake Maintenance

\$105.98

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance Including this invoice:

\$3038.00

This Invoice Total:

\$1519.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 711194

Portal Registration #: 2D189A4D

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

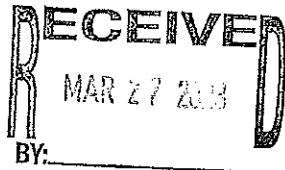
Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice**Invoice #:** 327**Invoice Date:** 3/1/2023**Due Date:** 3/1/2023**Case:****P.O. Number:****Bill To:**


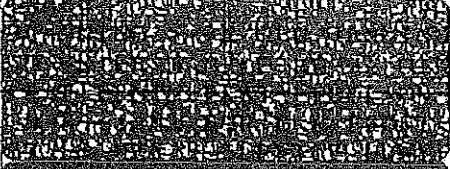
Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - March 2023		3,783.33	3,783.33
			

Total \$3,783.33**Payments/Credits** \$0.00**Balance Due** \$3,783.33

RECEIVED
MAR 24 2023
BY: _____

RECEIVED
MAR 24 2023
BY: _____

 GAS CHECK	ACCOUNT NO. 1-13295	REFERENCE NO. 011268	TEMPERATURE COMPENSATED VOLUME CORRECTED TO 60°F 0460	DELIVERY DATE 3-16-23	P.O. NUMBER 4W1075	
	MIDDLE VILLAGE COMM DIST BRING BILL TO WPG OFFICE 853 OAKLEAF PLNT PKWY ORANGE PARK, FL 32065-			PCT. FULL 40/80 x2	SALESMAN CR	
THIS IS YOUR INVOICE DUE AND PAYABLE - 10 DAYS *****	 WILFORD PROPANE GAS CO., INC.			QUANTITY/GALS 810.2	PRICE 4.75	AMOUNT 3848.45
THIRTY (30) DAYS AFTER DELIVERY ANY UNPAID PORTION OF "CHARGE" SALES ARE SUBJECT TO A FINANCE CHARGE of 1 1/2% MINIMUM 50c - ANNUAL RATE 18% ***** In case of default, Purchaser agrees to pay all reasonable costs of collection and attorney fees, not to exceed 15% of the unpaid debt.				CASH <input type="checkbox"/>	SALES TAX	
				CHARGE <input type="checkbox"/>	EXCISE TAX	
					SPECIAL TAP CHG.	
					SHORT DEL CHG.	
				AMOUNT DUE	\$	
FLAMMABLE GAS-SAFETY MESSAGES ON BACK				X RECEIVED BY		

Code to:

02-330-572-4350

Middle Village Lap Pool Gas/Heat

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - ALLISON CLEMANS-NR
Date: March 28, 2023 at 7:15 PM

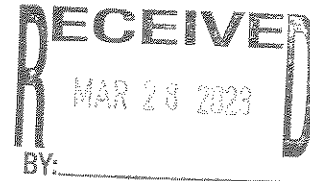
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD -- for the following venue:
 - LOCATION -- GRAND BANQUET (SATURDAY) 12:00 P.M. to 12:00 A.M.
 - DATE OF VENUE -- MARCH 25, 2023
 - RESIDENT -- ALLISON CLEMANS
 - ADDRESS -- 4043 SANDHILL CRANE TERRACE, MIDDLEBURG, FL 32068
 - AMOUNT OF REFUND - \$700.00 - \$500.00 GRAND BANQUET and \$200.00 GRAND LAWN
 - BOOKING FEE/DEPOSIT was via CHECK drawn on Bank of America:
 - **GRAND BANQUET:**
 - DATED: 11/30/22
 - CHECK#: 210
 - DEPOSITED: 12/1/22
 - AMOUNT: \$500.00
 - **GRAND LAWN:**
 - DATED: 11/30/22
 - CHECK#: 211
 - DEPOSITED: 12/1/22
 - AMOUNT: \$200.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
11/30/22	12/01/22	03/25/23	ALLISON CLEMONS - GB DEPOSIT	DEPOSIT	\$ 500.00		CK# 210	
11/30/22	12/01/22	03/25/23	ALLISON CLEMONS - GL DEPOSIT	DEPOSIT	\$ 200.00		CK# 211	DEPOSITED 12/1/22

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office March 29-31, 2023.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds - Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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2.300.369.103
#983

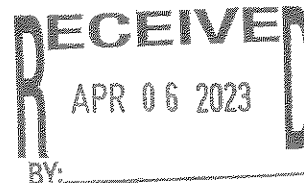


From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - BRIDGET HOLDER
Date: April 6, 2023 at 8:11 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – PO PATIO (SATURDAY) 10:00 A.M. to 2:00 P.M.
 - DATE OF VENUE – APRIL 1, 2023
 - RESIDENT – BRIDGET HOLDER
 - ADDRESS – 623 CRYSTAL WAY, ORANGE PARK, FL 32065-3660
 - AMOUNT OF REFUND - \$100.00
 - BOOKING FEE/DEPOSIT was via VISA(0888):
 - DATED: 2/17/23
 - SEQ#: 3
 - BATCH#: 798
 - INVOICE#: 4
 - APPROVAL CODE: 050952
 - AMOUNT: 100.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
02/17/23	02/17/23	04/01/23	BRIDGET HOLDER - PO PATIO DEPOSIT	DEPOSIT	\$ 100.00	*	MVCDD	VISA-050952

Thank you.

I will be out of the office May 8-10, 2023.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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2,300.369.103

#982



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
GREEN COVE SPRINGS, FL 32043

(904) 284-7575

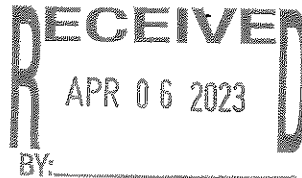
Invoice Number: SSI11061
Invoice Date: 4/5/2023

Page: 1

Attn: Fiscal - Accounts Receivable

Bill
To: OAKLEAF PLANTATION CDD
MVCDD & DBCDD
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065
JAVIER SORIANO

Ship
To: OAKLEAF PLANTATION CDD
MVCDD & DBCDD
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065
JAVIER SORIANO



Due Date 4/20/2023
Terms Net 15 Days

Customer ID C0000168
P.O. Number
P.O. Date 4/5/2023
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-MARCH 2023		203	203	5.00	1,015.00 507.50
Fees-2nd Employment Scheduling		1	1	385.00	385.00 192.50

2.320.572.3451

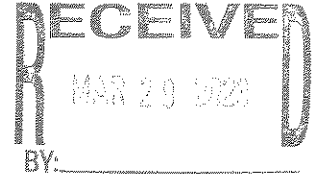
Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 1,400.00

Subtotal: 1,400.00 700.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 1,400.00 700.00

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

Rec Fund



Check Request

Date	Amount	Authorized By
March 29, 2023	\$1,786.00	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

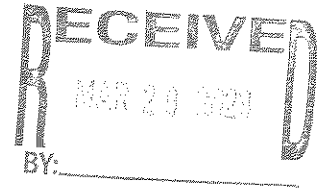
ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

1/20/23-2/2/23 Reimb for Security Services
<i>(Attach supporting documentation for request.)</i>

**Middle Village
COMMUNITY DEVELOPMENT DISTRICT**

Rec Fund



Check Request

Date	Amount	Authorized By
March 29, 2023	\$1,567.50	Oksana Kuzmuk

Payable to:

Double Branch CDD #72

Date Check Needed:

Budget Category:

ASAP	002-320-57200-34510
------	---------------------

Intended Use of Funds Requested:

2/2/23-2/16/23 Reimb for Security Services
(Attach supporting documentation for request.)

From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - GEORGE MATEO

Date: March 28, 2023 at 7:20 PM

To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com

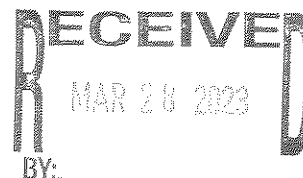
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (FRIDAY) 4:00 P.M. to 12:00 A.M.
 - DATE OF VENUE – MARCH 24, 2023
 - RESIDENT – GEORGE MATEO
 - ADDRESS – 748 TIMBERMILL LANE, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00 - GRAND BANQUET DEPOSIT
 - BOOKING FEE/DEPOSIT was via CHECK drawn on COMMUNITY FIRST:
 - GRAND BANQUET:
 - DATED: 1/4/23
 - CHECK#: 1148
 - DEPOSITED: 1/6/23
 - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC. CHECK/CASH	CREDIT CARD
01/04/23	01/06/23	03/24/23	GEORGE/RACHEL MATEO - GB DEPOSIT	DEPOSIT	\$ 500.00	CK# 1148	DEPOSITED 1/6/23

Let me know if you have any questions or require any additional information.

Thank you.

I will be out of the office March 29-31, 2023.

Please email me or leave a detailed message at 904-770-4661 with the following information: NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS. I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to which it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify the sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.

2.300.369.103

477

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2060

Invoice Date: 4/1/23

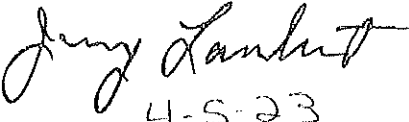
Due Date: 4/1/23

Case:

P.O. Number:

Bill To:

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management - Oakleaf Plantation - April 2023 2.310.513.3400		20,119.83	20,119.83
<div>RECEIVED APR 05 2023 BY: _____</div> <div> 4-5-23</div>			

Total	\$20,119.83
--------------	--------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$20,119.83
--------------------	--------------------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2061

Invoice Date: 4/1/23

Due Date: 4/1/23

Case:

P.O. Number:

Bill To:

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Tennis- Facility Management - Oakleaf Plantation - April 2023 2.310.513.3400		6,331.50	6,331.50
<div>RECEIVED APR 05 2023 BY: _____</div> <div><i>Jerry Lambert</i> 4-5-23</div>			

Total	\$6,331.50
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$6,331.50
--------------------	-------------------

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2063

Invoice Date: 3/27/23

Due Date: 3/27/23

Case:

P.O. Number:

Bill To:

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Event Staff through March 25, 2023 2,369.103 300	46.7	25.00	1,167.50
<div>RECEIVED MAR 28 2023 BY: _____</div>			

Total \$1,167.50

Payments/Credits \$0.00

Balance Due \$1,167.50

3/28/23
CW

Governmental Management Services, LLC
9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
46.7	Facility Event Staff	\$ 25.00	\$ 1,167.50

Covers Period End: March 25, 2023

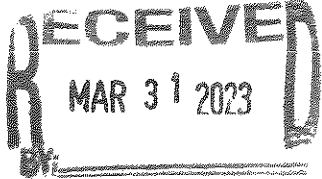
Amenities Revenue # 2-369-103

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 2064**Invoice Date:** 3/29/23**Due Date:** 3/29/23**Case:****P.O. Number:****Bill To:**

Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Tennis Revenue / Funds deposited 2/21/23 2,300.369.102 		862.20	862.20
Total			\$862.20
Payments/Credits			\$0.00
Balance Due			\$862.20

Middle Village CDD

Breakdown of Revenues

February 21, 2023

Deposit Date	Lessons	GMS 90%	Middle Village CDD 10%
--------------	---------	---------	------------------------

02/21/23	\$ 958.00	\$ 862.20	\$ 95.80
		\$ -	\$ -

Subtotal	\$ 958.00	\$ 862.20	\$ 95.80
----------	-----------	-----------	----------

Date	Ball/Racquet/Machine Rentals	GMS 20%	Middle Village CDD 80%
------	------------------------------	---------	------------------------

2/21/23		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Date	Miscellaneous	GMS 50%	Middle Village CDD 50%
------	---------------	---------	------------------------

2/21/23		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

Subtotal	\$ -	\$ -	\$ -
----------	------	------	------

Date		League Fees 10%	Middle Village CDD 90%
------	--	-----------------	------------------------

2/21/23			
---------	--	--	--

Subtotal	\$ -	\$ -	\$ -
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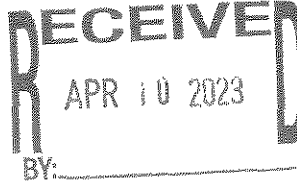
Total Revenues	\$ 958.00	\$ 862.20	\$ 95.80
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Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2066
Invoice Date: 4/10/23
Due Date: 4/10/23
Case:
P.O. Number:

Bill To:
Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Facility Event Staff through April 8, 2023 2.369.103 ↓ ↑ 300	21.75	25.00	543.75

Total	\$543.75
Payments/Credits	\$0.00
Balance Due	\$543.75

4/10/23
CA

Governmental Management Services, LLC
9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

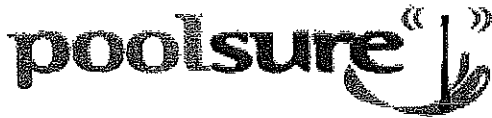
Middle Village CDD

Facility Event Staff Service Hours

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
21.75	Facility Event Staff	\$ 25.00	\$ 543.75

Covers Period End: April 8, 2023

Amenities Revenue # 2-369-103



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

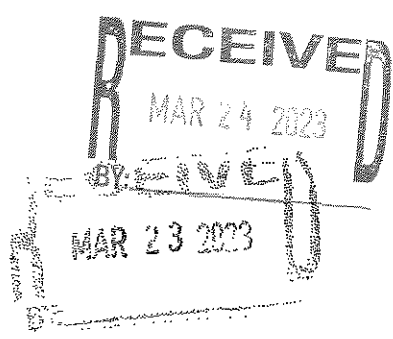
Invoice

Date 4/1/2023

Invoice # 131295613551

Terms	Net 20
Due Date	4/21/2023
PO #	

Bill To	Ship To
Oakleaf Plantation Middle Village 475 West Town Place Ste 114 St Augustine FL 32092	Oakleaf Plantation/Middle Vlg 845 Oakleaf Plantation Way Orange Park FL 32065

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	3,708.60
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	108.18
2.330.572.464				
				

Subtotal 3,816.78
Shipping Cost (FEDEX GROUND) 0.00
Total 3,816.78
Amount Due \$3,816.78

Remittance Slip

Customer
13OAK101
Invoice #
131295613551

Amount Due \$3,816.78

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295613551

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 328
Invoice Date: 4/1/2023
Due Date: 4/1/2023
Case:
P.O. Number:

Bill To:
Middle Village CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
2.330.572.3420 - Janitorial Services - April 2023		3,783.33	3,783.33
<div data-bbox="425 1003 727 1176">RECEIVED APR 05 2023 BY: _____</div> <div data-bbox="389 1491 803 1648"><i>Jerry Lambert</i> 4-5-23</div>			
Total			\$3,783.33
Payments/Credits			\$0.00
Balance Due			\$3,783.33

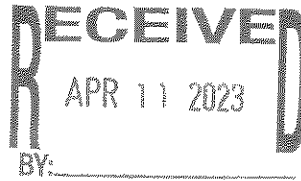


Security Development Group, LLC
8130 Baymeadows Way W., Suite 302
Jacksonville, FL 32256
accounting@sthreesecurity.com
www.sthreesecurity.com

INVOICE

BILL TO

Middle Village CDD
475 West Town Place
Suite 114
St Augustine, FL 32092

**INVOICE #** 8927**DATE** 04/01/2023**DUE DATE** 04/30/2023**TERMS** End of the month**SERVICE MONTH**

April

ACTIVITY	QTY	RATE	AMOUNT
Dedicated Officer I Dedicated Officer for 10 hours Monday to Thursday and 12 hours Saturday and Sunday	320	24.95	7,984.00T
Dedicated Officer I Dedicated Officer for 7 hours Monday to Thursday and 9 hours Saturday and Sunday	230	24.95	5,738.50T

SUBTOTAL	13,722.50
TAX	0.00
TOTAL	13,722.50
BALANCE DUE	\$13,722.50

APPROVED

Code to:**Middle Village Security****2-320-572-345**



From: Oakleaf Venues venuerentals@oakleafresidents.com
Subject: MVCDD refund of deposit request - VALYNDA ROWSER
Date: April 6, 2023 at 7:59 PM
To: Todd Polvere tpolvere@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Marilee Giles mgiles@gmsnf.com, Alison Mossing amossing@gmstnn.com

Good evening, Todd,

Please make the following refund at your earliest opportunity:

- REFUND FROM MVCDD – for the following venue.
 - LOCATION – GRAND BANQUET (TUESDAY) 2:00 P.M. to 7:00 P.M.
 - DATE OF VENUE – MARCH 28, 2023
 - RESIDENT – VALYNDA ROWSER
 - ADDRESS – 414 BAYRIDGE COURT, ORANGE PARK, FL 32065
 - AMOUNT OF REFUND - \$500.00
 - BOOKING FEE/DEPOSIT was via VISA(5788):
 - DATED: 3/21/23
 - SEQ#: 3
 - BATCH#: 230
 - INVOICE#: 3
 - APPROVAL CODE: H81198
 - AMOUNT: \$500.00



PAYMENT DATE	SETTLEMENT DATE	EVENT DATE	DESCRIPTION	HOURS	AMOUNT	ELEC.	CHECK/CASH	CREDIT CARD
03/21/23	03/21/23	03/28/23	VALYNDA ROWSER - GB DEPOSIT	DEPOSIT	\$ 500.00			VISA-H81198

Thank you.

I will be out of the office May 8-10, 2023.

Please email me or leave a detailed message at 904-770-4661 with the following information: **NAME, CONTACT NUMBER, ADDRESS, TYPE OF EVENT, NUMBER OF PARTICIPANTS EXPECTED, DATE OF PREFERENCE and EMAIL ADDRESS.** I will respond at my earliest opportunity. Any messages left on the office phone will not be heard until I return to the office; repeat your name and number twice. Messages left on voice email will be heard, however, only emergencies will be addressed until I return to the office. I am typically not on property over the weekends. Since my time on property is divided between two Districts, appointments are recommended.

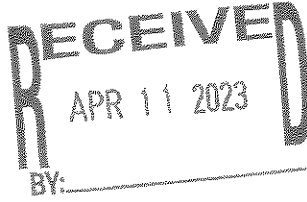
Wanda McReynolds – Community Amenity Coordinator, OakLeaf Plantation
venuerentals@oakleafresidents.com
(904) 770-4661 voice email
(904) 375-9285 ext. 3
www.oakleafresidents.com

Governmental Management Services

www.OakLeafResidents.com

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2.300.369.103
#697



Invoice

Invoice #: 11062

Date: 04/01/23

Customer PO:

DUE DATE: 05/01/2023

BILL TO

Oakleaf - Middle Village CDD
370 Oakleaf Village Parkway
Orange Park, FL 32065

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

#10346 - Standard Maintenance Contract 2023 April 2023
Work order #1846 Zach

AMOUNT

\$40,710.67

Invoice Notes:

Thank you for your business!

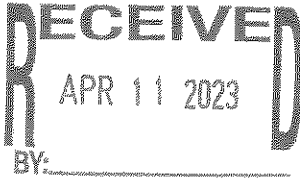
AMOUNT DUE THIS INVOICE

\$40,710.67

Code to:

2-320-572-462

Middle Village Landscape Maintenance



Invoice

Invoice #: 11175

Date: 03/31/23

Customer PO:

DUE DATE: 04/30/2023

BILL TO

Oakleaf - Middle Village CDD
370 Oakleaf Village Parkway
Orange Park, FL 32065

FROM

VerdeGo
PO Box 789
3335 North State Street
Bunnell, FL 32110
Phone: 386-437-3122
www.verdego.com

DESCRIPTION

AMOUNT

#11315 - Tennis Irrigation Clock Replacement

Replacement of Clock and 3 solenoids, plus wiring due to a Lightning strike 3-10-23 for the Tennis Courts.

Irrigation

\$2,048.81

Hunter 8 Zone controller (Material)	1.00	\$495.88	\$495.88
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall (Material)	1.00	\$59.79	\$59.79
Hunter Wifi module (Material)	1.00	\$248.49	\$248.49
Irrigation Labor (Labor)	8.00	\$55.00	\$440.00
multi strand wire (Material)	140.00	\$1.21	\$169.40
Toro solenoids (Material)	3.00	\$211.75	\$635.25

Invoice Notes:

Thank you for your business!

AMOUNT DUE THIS INVOICE

\$2,048.81

Code to:

Middle Village Repair and Replacements

34-600-538-64000

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/04/23	00054	3/21/23 73658582	202303 600-53800-64000	JANITORIAL SUPPLIES	*	665.26	
		3/21/23 73658582	202303 600-53800-64000	JANITORIAL SUPPLIES	*	169.80	
				THE HOME DEPOT PRO			835.06 000545
4/04/23	00032	3/17/23 3128	202303 600-53800-64000	PUMP REPAIRS	*	343.50	
				PUMPS DONE RIGHT, LLC			343.50 000546
4/04/23	00084	3/08/23 03082023	202303 600-53800-64000	CONTROL W/GOLD ORP SENSOR	*	7,103.79	
				SCP DISTRIBUTORS LLC			7,103.79 000547
4/04/23	00039	3/09/23 ORD00116	202303 600-53800-64000	LIFEGUARD SUPPLIES	*	1,221.12	
				THE LIFEGUARD STORE, INC.			1,221.12 000548
4/13/23	00073	2/20/23 893054	202302 600-53800-64000	SHIPPING	*	130.00	
				ERC WIPING PRODUCTS			130.00 000549
4/13/23	00078	4/07/23 2931	202304 600-53800-64000	RPRD GOLFCART	*	219.75	
				INDUSTRIAL CIRCLE ESCORT LLC			219.75 000550
4/13/23	00032	3/24/23 3133	202303 600-53800-64000	PUMP REPAIRS	*	270.00	
				PUMPS DONE RIGHT, LLC			270.00 000551
4/13/23	00054	1/30/23 72878158	202301 600-53800-64000	JANITORIAL SUPPLIES	*	938.06	
				THE HOME DEPOT PRO			938.06 000552
TOTAL FOR BANK C						11,061.28	
TOTAL FOR REGISTER						11,061.28	

MVIL MIDDLE VILLAGE OKUZMUK

Pro Institutional
Powered by HD Supply*

- My Account Number 647283
- Currently Shopping As 647283 - MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

- [Home](#)
- [Account](#)
- [Invoice History](#)
- [Invoice Detail](#)

Invoice Detail

Customer ID: 647283
Invoice Number: 736585829
Invoice Date: 3/21/2023
Order Number: 49285305
Purchase Order:

[Back to Order History](#) [Save as PDF](#) [Print this page](#)

Shipped To:

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

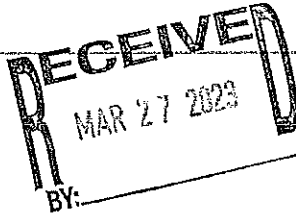
The following 1 item(s) have been shipped from our
Lombard warehouse.

Item#..... Description.....

FRS3WDS60-LA WAVE 3D URINAL SCREEN FABULOUS
i\$7.95 Handling Charge

Delivery information for this invoice may be

found at: www.HomeDepotPro.com/Institutional



Repair & Replacement
To be split 50/50
between both
districts
below

Invoice Total \$1,330.52

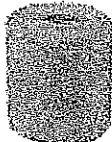


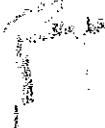

DB

2,320.572.63100

MV

34.600.538.6400

\$665.26

	Description | Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
	CONTROLLED HARD ROLL TOWEL NATURAL <u>REN06132-WB</u>	6	6	\$59.88	\$359.28
	RENOWN SINGLE ROLL BATH TISSUE 2PLY <u>REN06125-WB</u>	6	6	\$63.22	\$379.32
	BAG SANI WASTE WAXED KRAFT 7.5X10 <u>HOSKL-260</u>	1	1	\$36.29	\$36.29
	RENOWN LNR 40X48 12MIC NAT <u>REN14512-CA</u>	5	5	\$40.88	\$204.40
	RENOWN LNR 40X46 .74MIL WHT <u>REN24512-CA</u>	5	5	\$34.27	\$171.35
	APPEAL GEN PURP FOAM HAND SOAP <u>APP17100-04</u>	16	16	\$10.00	\$160.00
	TRIGGER SPRAYER W/TUBE WHT <u>IMP5900-90</u>	6	6	\$1.23	\$7.38
	BOTTLE SPRAY EMPTY RTU 32OZ <u>JWP05357</u>	1	1	\$4.55	\$4.55

Subtotal \$1,322.57
 Shipping & Handling \$7.95
 Tax \$0.00
 Web Discount -\$0.00
 Invoice Total \$1,330.52



Powered by HD Supply

- My Account Number 647283
- Currently Shopping As 647283 - MIDDLE VILLAGE CDD
- Current Ship-To Address MIDDLE VILLAGE CDD 370 OAKLEAF VILLAGE PARKWAY ORANGE PARK, FL 32065

- [Home](#)
- [Account](#)
- [Invoice History](#)
- [Invoice Detail](#)

Invoice Detail

Customer ID: 647283
Invoice Number: 736585829A
Invoice Date: 3/21/2023
Order Number: 49285306
Purchase Order:

[Back to Order History](#) [Save as PDF](#) [Print this page](#)

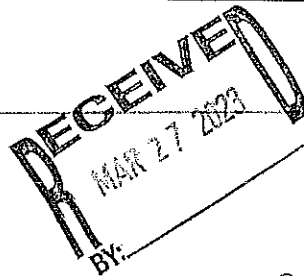
Shipped To:

MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

Home Depot Pro Notes:

CALL JAY 904-562-0249 30 MIN BEFORE DELIVERY

Items NOT shown here are being shipped from our
Jacksonville warehouse.



Invoice Total \$339.60

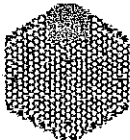
DB

2,320,572,63100

MV

34,600,538,64000

Description | Item Number	Quantity Ordered	Quantity Shipped	Unit Price	Total
---------------------------	------------------	------------------	------------	-------



WAVE 3D URINAL SCREEN FABULOUS
FRS3WDS60-LAV

12

12

\$28.30 \$339.60

Subtotal	\$339.60
Shipping & Handling	\$0.00
Tax	\$0.00
Web Discount	-\$0.00
Invoice Total	\$339.60

\$169.80

INVOICE

**FROM**

Pumps Done Right
6847 Cherokee Ct
Keystone Heights Fla 32656

BILL TO

Middle Village CDD
370 OakLeaf Village Pkwy
Orange Park Fla 32065
Amenity Center - Tennis Courts
pump

INVOICE #

3128

INVOICE DATE

03/17/2023

DESCRIPTION**AMOUNT**

3/15/23 Connected low voltage wires from time lock to pump start. Pump start was bad. Replaced pump start, ran pump. Checked volts, amps, and ohmed motor. Pump appears to be ok, also found coyote off. Recalibrated coyote and turned back on. Replaced gauge and adjusted relief valve, ran and tested.

0.00

1 hour labor

180.00

1- 24V 40amp pump start

128.50

1- 0-100 PSI oil gauge

35.00

Subtotal

343.50

7.5%

12.27

TOTAL

\$355.77

Code to:

Middle Village Repairs and Replacements

34-600-538-64000

**TERMS & CONDITIONS**

Please call Tyler at (904)-352-9564 for any questions



74-JACKSONVILLE-SCP DIST.
2900 DAWN RD
JACKSONVILLE, FL 32207-7904
Phone 904-739-3511
Fax 904-739-7544

Quotation

QUOTE #	74054295
LOCATION	74
DATE	03/08/23
PAGE	1 of 1

BILL TO

277685
MIDDLE VILLAGE CDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
Phone 904-342-1441

SHIP TO

MIDDLE VILLAGE CDD
845 OAKLEAF PLANTATION PKWY
ORANGE PARK, FL 32065-3531

QUOTE DATE 03/08/23	EXPIRE DATE 04/07/23	REQUIRED DATE	REFERENCE NUMBER CCH4000	PAYMENT TERMS CTR: CASH ONLY
WRITTEN BY S MICHAEL LONG(74)			CONTACT JAY SORIANO	SHIP VIA PICK UP
FREIGHT TERMS IN/OUTBOUND			JOB NUMBER	SALES REP 74 /

PRODUCT/DESCRIPTION	QUANTITY	PRICE	U/M	EXTENSION
HAY-45-1023 HCC4000WIFIAU PH/ORP WI-FI CONTROLLER W/ GOLD ORP SENSOR	3	2,367.93	EA	7,103.79

Code to:

Middle Village Repair and Replacements

34-600-538-64000

RECEIVED
MAR 08 2023
BY: _____

MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	QUOTE TOTAL
7,103.79	0.00	0.00	0.00	0.00	7,103.79
Accepted: _____ By: _____ Date: _____					



184-ORANGE PARK-SCP DIST.
8601 YOUNGERMAN CT UNIT 2
JACKSONVILLE, FL 32244-8927
Phone 904-739-3511
Fax 904-908-6983

Quotation

QUOTE #	74054294
LOCATION	74
DATE	03/08/23
PAGE	1 of 1

BILL TO

277667
DOUBLE BRANCH CDD
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
Phone 904-342-1441

SHIP TO

OAKLEAF VILLAGE PKWY
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259

QUOTE DATE 03/08/23	EXPIRE DATE 04/07/23	REQUIRED DATE	REFERENCE NUMBER CCH4000	PAYMENT TERMS NET 30 DAYS
WRITTEN BY S MICHAEL LONG(74)			CONTACT JAY SORIANO	SHIP VIA PICK UP
FREIGHT TERMS IN/OUTBOUND			JOB NUMBER	SALES REP 194 /

PRODUCT/DESCRIPTION	QUANTITY	PRICE	U/M	EXTENSION
HAY-45-1023 HCC4000WIFIAU PH/ORP WI-FI CONTROLLER W/ GOLD ORP SENSOR	3	2,367.93	EA	7,103.79

Code to:

Double Branch Repair and Repl.

34.600.53800.6200

RECEIVED
MAR 08 2023
BY: _____

MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	QUOTE TOTAL
7,103.79	0.00	0.00	0.00	0.00	7,103.79
Accepted: _____ By: _____ Date: _____					



**Kiefer Aquatics
The Lifeguard Store
All American Swim Supply
Swim Shops of the Southwest**

903 Morrissey Drive
Bloomington, IL 61701
P (309) 451-5858
F (309) 451-5959

Invoice

DATE

INVOICE #

03/09/2023

ORD001167877



BILL TO

Oakleaf Plantation
Attn: Accounts Payable
475 W Town PL
Suite 114
St Augustine, FL 32092

SHIP TO

Oakleaf Plantation
Attn: Susie Raab
370 Oakleaf Village Pkwy
orange park, FL 32065

Account Number: 265527

P.O. NUMBER		TERMS	REP	SHIP	VIA	Order Number
JS3923		NET 30	047	01/01/1900	FEDEX_GROUND	EST101017
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT

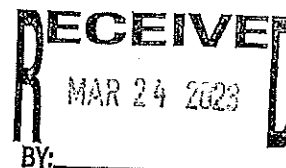
Code to: Split

Double Branch Repair and Replacements

034.600.538.621

Middle Village Repair and Replacements

34-600-538-64000



<div>\$1,221.12</div>	Subtotal	\$2,402.25
	Discount Amount	\$0.00
	Shipping, Packaging & Handling	\$40.00
	Tax	\$0.00
	TOTAL	\$2,442.25

All Balances must be paid within thirty (30) days of invoice date. A 1.5% monthly finance charge will be applied to all over due balances.

Balance Due

\$2,442.25



Kiefer Aquatics
The Lifeguard Store
All American Swim Supply
Swim Shops of the Southwest
903 Morrissey Drive
Bloomington, IL 61701
P (309) 451-5858
F (309) 451-5959

Invoice

DATE

INVOICE #

03/09/2023

ORD001167877

**BILL TO**

Oakleaf Plantation
Attn: Accounts Payable
475 W Town PL
Suite 114
St Augustine, FL 32092

SHIP TO

Oakleaf Plantation
Attn: Susie Raab
370 Oakleaf Village Pkwy
orange park, FL 32065

Account Number: 265527

P.O. NUMBER	TERMS	REP	SHIP	VIA	Order Number
JS3923	NET 30	047	01/01/1900	FEDEX_GROUND	EST101017
QUANTITY	ITEM CODE	DESCRIPTION		PRICE EACH	AMOUNT
40	9203-3808BW	Fox 40 Sonik Blast CMG Whistle with breakaway lanyard Color: Blue/White		\$6.00	\$240.00
35	120MM	RISE Soft Case Pocket Mask		\$6.00	\$210.00
35	710AWLR	Waterpark Guard Hip Pack Color: Red		\$6.25	\$218.75
7	LGS30GUSRS	RISE Guard Male Flex Board Short Color: Red Size: Small		\$21.00	\$147.00
14	LGS30GUSRM	RISE Guard Male Flex Board Short Color: Red Size: Medium		\$21.00	\$294.00
2	LGS30GUSRL	RISE Guard Male Flex Board Short Color: Red Size: Large		\$21.00	\$42.00
2	LGS30GUSRXL	RISE Guard Male Flex Board Short Color: Red Size: XLarge		\$21.00	\$42.00
2	LGS30GUSRXXL	RISE Guard Male Flex Board Short Color: Red Size: XXLarge		\$21.00	\$42.00
7	LGSGTSRS	RISE Guard Tee Color: Red Size: Small		\$5.50	\$38.50
20	LGSGTSRM	RISE Guard Tee Color: Red Size: Medium		\$5.50	\$110.00
8	LGSGTSRL	RISE Guard Tee Color: Red Size: Large		\$5.50	\$44.00
2	LGSGTSRXL	RISE Guard Tee Color: Red Size: XLarge		\$5.50	\$11.00
2	LGSGTSRXXL	RISE Guard Tee Color: Red Size: XXLarge		\$5.50	\$11.00
9	LGS12GURD36	RISE Guard Poly H-Back Color: Red Size: 36		\$28.00	\$252.00
9	LGS12GURD38	RISE Guard Poly H-Back Color: Red Size: 38		\$28.00	\$252.00
8	LGS12GURD40	RISE Guard Poly H-Back Color: Red Size: 40		\$28.00	\$224.00
4	LGS12GURD42	RISE Guard Poly H-Back Color: Red Size: 42		\$28.00	\$112.00
4	LGS12GURD44	RISE Guard Poly H-Back Color: Red Size: 44		\$28.00	\$112.00

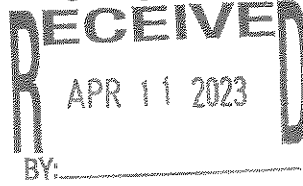
Page 1 of 2

Page 1 of 2

Tracking Number:



19 Bennett Street • Lynn, MA 01905
 1-800-225-9473 (WIPE)
 781-593-4000 • Fax 781-593-4020
 email: erc@ercwipe.com • www.ercwipe.com



Invoice Number	Page
893054	1
2/20/2023	

Bill-To #: 29121
 OAKLEAF PLANTATION
 370 OAKLEAF VILLAGE PARKWAY
 ORANGE PARK, FL 32065

Ship-To #:
 OAKLEAF PLANTATION
 370 OAKLEAF VILLAGE PARKWAY
 ORANGE PARK, FL 32065

Order No.	Customer P/O	Ship Via	Terms	Sales Rep
826171	MIDDLE BRANCH	XPO - EXC	NET 30	SHOPPING CART

Item	Description	U/M	Order	Ship	B/O	Net Price	Extended
EW3000MAX	MAX ROLL	CSE	10	10		57.5000	575.00
	Tracking/Pro #:964528806						
<p>Code to:</p> <p>Middle Village Repair and Replacements</p> <p>34-600-538-64000</p> <p>Only pay Shipping - \$130.00</p>							
<p>RAGS • TOWELS • PAPER WIPERS</p> <p><i>Thank You For Your Business</i></p>							

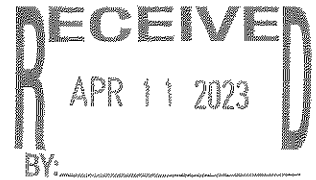
FINANCES CHARGES OF 1.5% PER MONTH (18% PER ANNUM)
 WILL BE CHARGED ON INVOICES OVER 30 DAYS

ALL FEES AND EXPENSES INVOLVED IN THE COLLECTION OF PAST DUE ACCOUNTS OR
 BAD CHECKS WILL BE PAID BY THE CUSTOMER



AT	Sub Total:	575.00
	Sales Tax:	.00
DUE DATE: 3/22/2023	Shipping:	130.00
Please Remit To: 19 Bennett St Lynn MA 01905	Deposits:	.00
	Balance:	705.00

Industrial Circle Golf Cart
Repair
2761 Blanding Blvd
Middleburg, FL 32068 US
(904) 237-8659
industrialcircle@gmail.com



BILL TO
Oakleaf Plantation
370 oakleaf village pwky
orange park, fl 32065

SHIP TO
Oakleaf Plantation
370 oakleaf village pwky
orange park, fl 32065

INVOICE 2931

DATE 04/07/2023 **TERMS** Net 30

DUE DATE 05/07/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tune Up Kit, E-Z-Go RXV/TXT with Kawasaki Motor		2	41.12	82.24
	Brake Drum, E-Z-Go 4-cycle Gas 91+, RXV		1	112.85	112.85
	Motor Oil 10W30 Motor Oil		2.50	8.12	20.30
	rebuilt hub	new bearing in hub	1	34.12	34.12
	Labor	Hour per cart , tune up and new hub replace bearings	2	95.00	190.00

SUBTOTAL 439.51
TAX 0.00
TOTAL 439.51

TOTAL DUE \$439.51

Code to: Split 50/50

Double Branch Repair and Replacements

2.320.57200.63100

Middle Village Repair and Replacements

34-600-538-64000

↑
← \$219.75

INVOICE

**FROM**

Pumps Done Right
6847 Cherokee Ct
Keystone Heights Fla 32656

BILL TO

Middle Village CDD
845 Oakleaf Plantation Pkwy
Orange Park Fla 32065

INVOICE #

3133

INVOICE DATE

03/24/2023

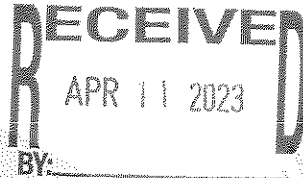
DESCRIPTION**AMOUNT**

3/22/23 Checked pump, volts, amps, and ohms. Manually ran pump. Time clock wasn't getting 24V for pump start, moved wire to another pump start system and it worked fine. Advised irrigation man, ran all zones, left pump off.

0.00

1.5 hours labor

270.00

**TOTAL**

\$270.00

Code to: Split

Middle Village Repair and Replacements

34-600-538-64000

TERMS & CONDITIONS

Please call Tyler at (904)-352-9564 for any questions

**INVOICE**

PAGE: 1

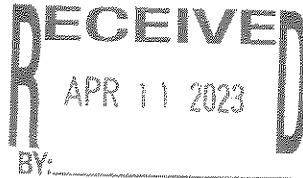
P.O. BOX 2317
JACKSONVILLE, FL 32203-2317

SHIPPED TO:
DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

SOLD TO:
DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065



INVOICE DATE	1/30/23
INVOICE NUMBER	728781584
A/R LEVEL	A585866
ORDER NUMBER	48477900
ACCOUNT NUMBER	645245

FOR INQUIRIES CALL: 8664126726 FAX: 8777126726

ORDER DATE	ORDER NO.	CUSTOMER P.O.	WHSE.	TERMS	CASH DISCOUNT
1/27/23	48477900	LC		NET 30 DAYS	\$0.00

ITEM NO.	DESCRIPTION	ORDERED	SHIPPED	B/O	LIST PRICE	NET PRICE	EXT AMT	CODE
REN02321-IB	RENOWN 36"X5" 4PLY WHITE HEAVY DUTY	4	4.00	0	9.4000	9.4	37.6	
APP17100-04	APPEAL GEN PURP FOAM HAND SOAP	6	6.00	0	46.0800	46.08	276.48	
REN06125-WB	RENOWN SINGLE ROLL BATH TISSUE 2PLY	2	2.00	0	83.9700	83.97	167.94	
REN06003-WB	RENOWN GS MULTI-FOLD TOWEL NATURAL 9-1/8	2	2.00	0	40.1800	40.18	80.36	
REN24512-CA	RENOWN LNR 40X46 .74MIL WHT	6	6.00	0	43.2900	43.29	259.74	
REN14512-CA	RENOWN LNR 40X48 12MIC NAT	6	6.00	0	56.0900	56.09	336.54	
193010	ZURN CLOSET REPAIR KIT 3.5GPF (A-38-A)	5	5.00	0	25.4500	25.45	127.25	
806850	1-1/2"X 1-1/2" BRASS SPUD ASSEMBLY	5	5.00	0	16.7100	16.71	83.55	

NET MERCHANDISE TOTAL	TAX TOTAL	FREIGHT	OTHER	INVOICE TOTAL
1,868.18			7.95	\$1,876.13

TERMS AND CONDITIONS FROM CURRENT CATALOG APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. * NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE



ACCOUNT NUMBER	INVOICE DATE	INVOICE NO.	INVOICE AMOUNT DUE
0000645245	1/30/23	728781584	\$1,876.13
		INVOICE BALANCE	\$1,876.13

SOLD TO:
DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

REMIT TO:
The Home Depot Pro
PO Box 404468
Atlanta, GA 30384-4468

A 1 1/2 % SERVICE CHARGE WILL BE ADDED TO ALL PAST DUE BALANCES. * NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.

**INVOICE**

PAGE: 2

P.O. BOX 2317
JACKSONVILLE, FL 32203-2317

SHIPPED TO:
DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

SOLD TO:
DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY

ORANGE PARK, FL 32065

INVOICE DATE	1/30/23
INVOICE NUMBER	728781584
A/R LEVEL	A585866
ORDER NUMBER	48477900
ACCOUNT NUMBER	645245

FOR INQUIRIES CALL: 8664126726 FAX: 8777126726

ORDER DATE	ORDER NO.	CUSTOMER P.O.	WHSE.	TERMS	CASH DISCOUNT
1/27/23	48477900	LC		NET 30 DAYS	\$0.00

ITEM NO.	DESCRIPTION	ORDERED	SHIPPED	B/O	LIST PRICE	NET PRICE	EXT AMT CODE
REN06132-WB	CONTROLLED HARD ROLL TOWEL NATURAL	6	6.00	0	83.1200	83.12	498.72

Code to: Split 50/50

Double Branch Repair and Replacements

2.320.57200.63100

Middle Village Repair and Replacements

34-600-538-64000

← **\$938.06**
↓

NET MERCHANDISE TOTAL	TAX TOTAL	FREIGHT	OTHER	INVOICE TOTAL
1,868.18			7.95	\$1,876.13

TERMS AND CONDITIONS FROM CURRENT CATALOG APPLY. CLAIMS FOR SHORTAGES OR DAMAGED GOODS MUST BE MADE IMMEDIATELY UPON RECEIPT OF SHIPMENT IN ACCORDANCE WITH CURRENT RETURN GOODS POLICY. NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. * NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE



ACCOUNT NUMBER	INVOICE DATE	INVOICE NO.	INVOICE AMOUNT DUE
0000645245	1/30/23	728781584	\$1,876.13
		INVOICE BALANCE	\$1,876.13

SOLD TO:
DOUBLE BRANCH
370 OAKLEAF VILLAGE PARKWAY
ORANGE PARK, FL 32065

REMIT TO:
The Home Depot Pro
PO Box 40468
Atlanta, GA 30384-4468

A 1 1/2 % SERVICE CHARGE WILL BE ADDED TO ALL PAST DUE BALANCES. * NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.

FOURTH ORDER OF BUSINESS

MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (25 points)

(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Experience (30 points)

(E.g., past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent, etc.)

3. Understanding of Scope of Work (20 points)

Does the proposal demonstrate an understanding of the District's needs for the services requested?

4. Price (25 total points)

Points available for price will be allocated as follows:

15 points will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid.

Up to 10 points may be allocated for the reasonableness of unit prices and quantities, and for the discount off the total price offered by the vendor if the vendor is awarded the contract for both Middle Village's and Double Branch's projects.

**Middle Village Community Development District
Proposal Summary**
Landscape & Irrigation Maintenance Services Evaluation Criteria

		Personnel	Experience	Understanding Scope of Work	Price*		Total Points
	Proposer	25	30	20	15	10	
1	Arazoza				14.56		
2	Duval Landscape				12.26		
3	TriMac Outdoor				13.64		
4	United Land Services				11.75		
5	VerdeGo				15		

*Price: 15 points awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid. Formula to calculate pricing points: Lowest Contractor Bid divided by each individual bid x 15 = Points Allocated

*Up to 10 points are allocated for the reasonableness of unit prices and quantities, and for the discount off the total price offered by the vendor if the vendor is awarded the contract for both Double Branch's and Middle Village's projects.

SIXTH ORDER OF BUSINESS

A.

MEMORANDUM

TO: Board of Supervisors

FROM: Michael C. Eckert

DATE: April 27, 2023

RE: Addition to Amenity Policies Regarding Advance Request for Accommodation

At its last meeting, the Board asked staff to develop language that would help limit negative experiences at the amenity facilities when accommodation due to a disability was appropriate. To that end, staff offers the following language for Board consideration at its May meeting. If approved by the Board, this language could be added to the amenity policies and perhaps added to the District's website.

Qualified individuals with a disability as defined by law, or legal guardians of a qualified individual on the individual's behalf, may request reasonable accommodations for use of the District's amenity facilities. If at all possible, accommodation requests should be made to amenity management at least forty-eight (48) hours in advance of the individual's intended use of the District's amenity facilities. The District's amenity management shall consider accommodation requests on a case by case basis and may grant a requested accommodation, grant an alternative accommodation, or deny the requested accommodation if such accommodation is not required by law.

Please contact me with any questions. Thank you.

C.

1.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2023

Middle Village Community Development District
Attn.: Courtney Hogge
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Hogge,

I have queried the number of eligible voters residing within the Middle Village Community Development District as of April 15, 2023. At this time, there are 4,928 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Lynn.Gaver@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Lynn Gaver, MFCEP

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

2.

Middle Village Community Development District



Policies Regarding District Amenity Facilities

Revised March 13, 2023

District Access Cards

1. All adults, age 18 and older, who wish to gain access to any of the amenity facilities or are on district property, must have their own District issued Access Card or gain access via guest policy procedures.
2. While children, under the age of 18, are not required to have their own card, it is highly recommended. To utilize the facilities at ages 13 and above, certain facilities will require that the children have their own cards (please see each facility's rules below) Children under the age of 13 do not need cards; provided they are accompanied by their parent or they gain access via guest policy procedures. All children regardless of age will be expected to have their own district id cards if they are utilizing any facility without a parent present. To allow parents to bring children from their household without a card the household must have properly updated cards/household information on file. No additional charge will be applied for updating parent cards when considering change of number of children listed.
3. Each District fee-paying household will receive 1 complimentary card per person for a maximum of 2 adult cards, and 1 child card per household. Any additional cards for that household will be issued per district policies at a cost of \$8.00 each. Cards are issued at the Double Branch Fitness Center.
4. Replacement of damaged, lost, or stolen access cards shall be at a cost of \$15.00 to the card holder.
5. If a resident's card is no longer operable (other than due to damage or negligence), a District card holder may be issued, at the discretion of management, a new card at the cost of \$8.00.
6. In order to obtain a District Access Card, homeowners will need to provide a government issued photo ID, as well as the following as proof of homeownership: a HUD-1 Settlement Statement or Warranty Deed.
7. Permanent residents who are neither the homeowners nor lease holders of the property must provide proof of residency in the form of a government issued photo ID with a district address listed, and a utility bill with a district address, or a Power of Attorney for the home with a district address listed along with government issued photo ID.
8. In order for renters of a property to obtain a District Access Card, the property owner must first register the property with the district office and sign a "Release of Rights" form. Forms may be found online at www.OakleafResidents.com. Forms may be turned in at the Double Branch Fitness Center. Tenants must then present a valid lease and government issued photo ID with district address, to obtain their district access cards. Only persons listed on the lease document will be issued access cards.
9. Adult children or other Adult family members may be considered as part of the district household for purposes of "Amenity privileges" from the ages of 19 years of

age or older if they meet all other residency requirements previously stated in these policies. Adult children/family member must present valid state identification each year showing the district address. Owners/Lease holders of the district address must sign an affidavit attesting to the adult's residency at the district address. This affidavit will need to be updated each year with presentation of state identification. Adult children/ family members will be required to purchase their own ID cards regardless of number of cards issued to the household. Any children of the Adult child/family member must have their own district ID cards on file from the age of 3 years and older.

10. Minor children, under the age 18, who are family members but not permanent residents can be issued a district access card if documentation is provided to link the child to the home.
11. In order to become a Non-Resident Annual Fee Payer, a person must complete the User Information Sheet, provide government issued photo ID and pay the annual non-resident rate in order to obtain district access cards. Cards will be issued in accordance with all other district policies. Please contact the Access Card Office (Double Branch Fitness Center) for proper forms. Contact information may be found at www.OakleafResidents.com.
12. Guests of district card holders may NOT use a district card holder's access card to use the facilities.
13. One guest (pin number) will be available for each household. This "pin number" will be loaded with one complimentary pack of twelve guest passes. The complimentary passes are only good for a period of one year and will expire each December 31st, whether fully utilized or not. Residents bringing guests during a weekday will utilize one pass per each guest. Residents bringing guests during the weekend (Saturday/Sunday) or holiday will utilize two of their guests passes per each guest. If all 12 guest visits are utilized before the year is complete, a separate "guest pack" may be purchased. The packs are available in either 5 or 10 count increments. 5 count packs will cost \$20, while 10 count packs will cost \$35. All guest passes (additional purchased packages) will expire at the end of the following year (December 31st year after purchasing). The smart card needed for the purchased guest packs will cost \$8 for the first card per household; any additional, lost, damaged, or stolen cards may be purchased / replaced at a cost of \$15.
14. District card holders are limited to guest maximums (other than house guests) as determined by each recreational facility (see following rules) and a maximum of 5 guests per day per household, and 12 guests per week per household maximum for all facilities and/or district grounds.
15. Out of town guests residing in an area outside of a 50-mile radius from Oakleaf; and staying in the home of a District card holder for more than one day shall be permitted to use the District's facilities if the District card holder purchases a loadable smart card and "house guest passes". The rate for house guest passes will be \$5 per person for the first 5 on the pass, \$10 for each person beyond the first five per week. No more than 12 house guests are allowed per household at any one time. The

house guests will be verified by staff upon first use. The house guest(s) may use the facility without being accompanied by the resident, however the house guests must follow all facility rules and policies. House Guests are not permitted to bring additional guests. The smart card needed for the house guest pass will cost \$8 for the first card per household; any additional, lost, damaged, or stolen cards may be purchased / replaced at a cost of \$15. Please see rules for each facility for more information regarding “guest” and “house guest” usage.

16. House guest passes and additional “guest packs” may be purchased at the Middle Village Fitness Center.
17. District card holders must have their District issued Access Card and know their pin number in order for their guest to gain access into any facility.
18. District card holders ages 16 and older may have guests of any age. District card holders under the age of 16 may not have guests.
19. District card holders shall be held accountable for their guests’ behavior under the policies of the district and shall be liable for any property damage caused by his or her guests at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors.

Pool and Water Park

1. Swimming is permitted only when lifeguards are present or during designated Swim at Your Own Risk times, as determined by staff, approved by the district board and posted at the pools.
2. The Plantation Oaks Lap Pool is a Swim at Your Own Risk Pool for residents and their guests who are 18 years of age and older. Children under the age of 18 are not permitted in the Plantation Oaks Lap Pool or on its deck except during sanctioned community events as identified by district management staff or when accompanied by staff or parent when accessing the Aquatics office.
3. Access to the “lap pool” during normal family pool hours will be gained through the front check in station only. During Swim at Your Own risk times early/late, access to the lap pool may be gained through the rear gate (through tennis walkway).
4. During specific posted times there will be “Family Swim At Your Own Risk” with an attendant at all Oakleaf Village Pools and the Plantation Oaks Family Pool. This will allow for swimmers of all ages in these pools. The slides will be closed. All other swim policies will apply.
5. The pool may be closed periodically for maintenance as determined necessary by district and aquatic staff.
6. The Aquatic and District staff must authorize all programs and activities outside of general swim that occur at the pool. This includes swim lessons, aquatic/recreation programs, swim team, and pool parties.

7. Any Person on the pool decks, using the slide or swimming when the facility is closed is considered trespassing and is subject to arrest. Additionally, facility use privileges are subject to suspension.
8. Each District Card Holder must present their access card and sign in upon entering the aquatic complex. No person shall be permitted to access the facility with another person's card including a card held by another member of their household.
9. Children 12 years and younger must be accompanied by a District card holder of least 16 years of age at all times while using the pool facility. Children 13 and older must have their own district ID card to utilize the pools on their own, with an adult district card holder other than their parents (including older siblings), or be checked in via guest policy procedures.
10. In the event of a pool closure for the remainder of the day and within 60 minutes of your arrival with guests you may obtain a rain check for your guests from the pool supervisory staff.
11. Pool entrances must be kept clear at all times.
12. Proper swim attire must be worn at the pool. No cotton, denim or denim cutoffs. No street clothes including shorts, undergarments, sports bras, tank tops, or thong style swim attire are permitted. Additionally swim attire must be worn properly.
13. All persons must shower before entering the pool.
14. Pool furniture is not to be removed from the pool area.
15. Talking to on duty lifeguards is not permitted, except in situations directly related to the immediate safety of the pool users.
16. Glass containers and other sharp or potentially hazardous objects are not permitted in the pool area.
17. No chewing gum is permitted in the pool or on the pool deck area.
18. Large coolers are prohibited, coolers in excess of 25 quarts will not be allowed at any time (approx. 15"x15"x20"). Please see aquatic staff when you check in to verify your cooler is allowed.
19. Alcoholic beverages are not permitted in the pool area.
20. Hanging on the lane lines, interfering with the lap-swimming lane, and unauthorized diving is prohibited. No swinging on ladders, fences, or railings.
21. Games where one holds their breath for long periods of time under water are not permitted.

22. Only approved water play balls will be permitted in the pool. The following are prohibited: tennis balls, large beach balls, basketballs, nerf balls, soccer balls, or any other type of hard non-water sports balls.
23. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
24. Scuba equipment is not allowed in any of the Plantation Oaks pools unless approved by management staff in advance.
25. Radio controlled watercraft are not allowed in the pool.
26. Radios, televisions, and the like may be listened to if played at a sound level, which is not offensive to other users.
27. Play equipment, such as snorkels and dive sticks must meet with the lifeguard's approval prior to use.
28. Roughhousing, loud, profane, and abusive language will not be tolerated. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the aquatic facility.
29. Inflatable rafts, tubes, or floats are not allowed. Pool noodles are permitted. The use of infant water floats with seats is allowed. Arm floats are also allowed. A parent or guardian must be within arm's length of a non-swimmer at all times when in the water regardless of use of flotation device and/or type of flotation devices used.
30. Parents should take their children to the restroom before the children enter the pool.
31. Children under three years of age and those who are not reliably toilet trained must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste contamination in the swimming pool/deck area.
32. If a district card holder leaves a child(ren) under the age of 13 at the facility without a District card holder companion 16 years of age or older, privileges may be suspended.
33. Per County Health Regulations, the changing of diapers or clothing is not allowed poolside. Changing stations are available in the poolside restrooms.
34. If contaminations occur, the pool will be closed until the contamination is remedied in accordance with Florida Department of Health and the Center for Disease Control.
35. In accordance with the CDC and Florida Department of Health, if your child has experienced three or more loose bowel movements in a twenty-four-hour period, they should not return to the pool for the subsequent twenty-four hours.

36. In the event that there are multiple contaminations caused by the same individual, such individual shall be responsible for any clean-up or decontamination expenses incurred by the District.
37. Using the slide is done at your own risk.
38. Children must be at least forty-two (42) inches tall to ride the slide.
39. Regardless of height, non-swimmers are not permitted to use the slide.
40. Riders must slide feet first in a laying or sitting position only; No running starts, head first, kneeling or sliding on the stomach.
41. For safety reasons, no one will stand at the bottom of the slide.
42. Only one person may ride the slide at a time.
43. No swim attire with snaps, zippers, metal ornamentation or rivets will be allowed on the slide.
44. Keep arms and hands inside the flumes at all times.
45. No flotation devices, goggles, masks, sunglasses, hats, or large or dangling jewelry are allowed on the water slide.
46. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the water slide.
47. The slide(s) may only be used during pool hours when the water slide is attended by a lifeguard.

Weather Policy

If the district or aquatic staff hear thunder or see lightning, they will clear the pool and pool deck. Activities will resume 30 minutes after the last observed lightning or thunder.

Fitness Center Policies

1. Guests including house guests are prohibited from accessing the fitness center floor during the “peak hours” of 5am until 9am, and then again from 3pm until 10pm each day. Guests, other than house guests, must be accompanied by a District card holder.
2. Hours of operation will be posted at the front of the facility and are subject to change as operations deem necessary.
3. Usage of the fitness center is restricted to District card holders and their guests 16 years of age and older. Children, 14 and 15 years of age, may use the fitness

facilities when accompanied by a resident adult (18 years and older). Children 14 and 15 years of age utilizing the fitness facility with a resident adult will be required to have their own district ID card. Children under 14 are not allowed on the fitness floor

4. Patrons exercise at their own risk. Each individual is responsible for his or her own safety.
5. Users must register by signing-in immediately upon entering the facility at the front desk. If staff has stepped away, user must wait for staff to return to check in.
6. All users of the fitness center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with fitness center policies.
7. Athletic clothing is required at all times while on the fitness floor. This includes shorts, pants, leotards, sweat suits and tennis shoes or close toed shoes. If you are not wearing appropriate attire, or you are wet from the pool, you will not be allowed on the fitness floor.
8. No food is permitted on the fitness center floor. Beverages are permitted in the fitness center, but all drinks must be covered and sealed.
9. No chewing gum is permitted in the fitness center.
10. Personal audio devices are not permitted unless they are equipped with headphones.
11. Loud, profane or abusive language is prohibited.
12. Disorderly conduct and horseplay are prohibited.
13. Disregard for any fitness center policy may result in expulsion from the facility and/or loss of fitness center privileges. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the fitness facility
14. Weights and other equipment pieces may not be removed from the fitness center for any reason.
15. Each individual is responsible for wiping off the equipment after use.
16. Cardiovascular equipment usage is limited to 30 minutes if others are waiting for the equipment. In addition, users should step aside between multiple sets on the weight equipment if others are waiting.
17. District management staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.
18. Hand chalk is not permitted.

19. Benches and weight machines are not to be stepped on.
20. Dumbbells and barbells should be placed on the floor, not the benches, as to not ruin the upholstery and the padding on the benches. Dumbbells and bars are not to be dropped.
21. Fitness and sports programming to include classes, personal training, coaching, etc.. may only be provided by District management staff / Board of Supervisors approved personnel. The Athletic Center staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.
22. All emergencies, injuries and broken equipment must be reported to the Front Desk Staff immediately, (904)375-9285).

Tennis Courts (Hard Courts)

1. Tennis Courts are available 6:00am – 9:00pm.
2. Use of the tennis courts is limited to District card holders, and their guests.
3. Guests, other than house guests, must be accompanied by a District card holder. District card holders are limited a maximum of 5 guests per day, and 12 guests per week.
4. Children 12 and younger shall be directly supervised by a District card holder at least 16 years of age or older.
5. The tennis courts are available for general play 8am-10pm with a closures mid -day for maintenance. Please see website for court watering times. Tournaments and special events may occur outside of these hours at the discretion of the Director of Tennis. Use of the tennis courts is permitted only during designated operating hours. Those using the facilities outside of these hours will be considered trespassing and are subject to arrest.
6. Tennis courts can be reserved at the Oakleaf page on www.courtsideusa.com. Courts not reserved are made available on a first come, first serve basis. You will have to create an account to use this site.
7. Courts may be reserved for a 90-minute time slot. Court use on non-reserved courts is also limited to the 90-minute limit if others are waiting.
8. Tennis court usage may be limited, from time to time, for sponsored events, tournaments, clinics or lessons, as approved by the Director of Tennis.
9. Courts used for night play must be swept by the user prior to leaving.

10. Proper tennis shoes are required. No running or cross training footwear will be allowed on the courts.
11. Proper tennis attire is required while on the tennis courts. Jeans, jean shorts, bathing or beach attire, cut off sleeves, and street trousers are not permitted on the courts.
12. Proper tennis etiquette should be adhered to at all times. Profanity and/or disruptive behavior are not permitted. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the tennis courts.
13. Tennis courts are for tennis only.

Basketball Courts and Athletic Fields

1. The basketball courts are open from 7am to 9pm.
2. District card holders are limited a maximum of 5 guests per day, and 12 guests per week. Guests, other than house guests, must be accompanied by a District card holder.
3. District card holders must have an access card with them for identification while on the courts or activity fields.
4. Children 12 and younger shall be directly supervised by a District card holder at least 16 years of age or older.
5. The number of players permitted on the basketball courts at any one time is limited to 30.
6. Limit play to 1 hour when other players are waiting. Time limits will be enforced by staff and security.
7. Proper athletic closed toed shoes and attire are required. Shirts must remain on at all times.
8. No food or glass bottles are permitted on basketball courts. Beverages in plastic containers are permitted.
9. No profanity or roughhousing is permitted. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the basketball courts and athletic fields.
10. No hanging on the basketball goal rims.
11. Usage of the basketball court and activity fields may be limited from time to time due to a sponsored event, which must be approved by the Community Manager. Users may be asked to move to accommodate scheduled activities.

12. The basketball courts and activity fields may be closed due to inclement weather or maintenance needs.
13. Fitness and sports programming to include classes, personal training, coaching, etc.. may only be provided by District management staff / Board of Supervisors approved personnel. The Athletic Center staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.

Playgrounds/Parks

1. Use of the playground is limited to District card holders and their guests.
2. Parks and Playgrounds are open from DAWN TO DUSK only.
3. Children under the age of 8 must be accompanied by and remain within “eyesight” of a District card holder companion at least 16 years of age or older.
4. No roughhousing is permitted on the playground. The Suspension and Termination policies as outlined in this document will be enforced for any unacceptable behavior displayed at the playgrounds/parks.
5. No profanity is permitted.
6. Use of the playground equipment is limited to use by children age 12 and younger.
7. No glass containers of any type are permitted in any District Park.
8. Users must clean up all food, beverages, and miscellaneous trash brought to the playground.
9. Usage of the playground may be limited from time to time due to a sponsored event, which must be approved by Community Manager.

Facility Rentals

1. All events must be booked at least two weeks prior to the event date. Non District card holders may not reserve a rental space more than 30 days prior to their desired date.
2. At the time the reservation is made, separate payments must be made via check, money order or credit card, for the deposit, the room rental, and for the party attendant. All payments are to be made to Middle Village Community Development District and must be delivered to the Rental Coordinator along with completed paperwork.
3. The rental rates and deposits for use of the Grand Banquet Room by District Card Holder are:

\$250 for 4 hours (Mon-Thurs)	\$500 Booking fee /Deposit
\$75 each addtl. hour (Mon-Thurs)	
\$800 for 6 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$150 each addtl. hour (Fri-Sun)	
\$1000 for 8 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$150 each addtl. hour (Fri-Sun)	
\$1500 for 12 hours (Fri-Sun)	\$500 Booking fee /Deposit

4. Non District card holder rental rates and deposits for the Grand Banquet Room are:

\$450 for 4 hours (Mon-Thurs)	\$500 Booking fee /Deposit
\$125 each addtl. hour	
\$1500 for 6 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$250 for each addtl. Hour	
\$1800 for 8 hours (Fri-Sun)	\$500 Booking fee /Deposit
\$250 each addtl. hour (Fri-Sun)	
\$2400 for 12 hours (Fri-Sun)	\$500 Booking fee /Deposit

5. The rental rates and deposits for use of the Grand Lawn by a District card holder are:

\$100 for 4 hours (Only available with Wedding) \$200 Booking fee /Deposit

6. Non District card holder rental rates and deposits for the Grand Lawn are:

\$200 for 4 hours (Only available with Wedding) \$200 Booking fee /Deposit

7. The rental rates and deposits for use of the Back Lawn by a District card holder are:

\$200 for 4 hours \$200 Booking fee /Deposit

8. Non District card holder rental rates and deposits for the Back Lawn are:

\$300 for 4 hours \$200 Booking fee /Deposit

9. The rental rates and deposits for use of the Pool Patio by a District card holder are:

\$100 for 4 hours (Mon-Thurs) \$100 Booking fee /Deposit

\$150 for 4 hours (Fri-Sun) \$100 Booking fee /Deposit

10. The rental rates and deposits for use of the Bridal Room by a District card holder are:

\$100 for duration of wedding Only available with Wedding

11. The rental rates and deposits for use of the Bridal Room by a Non District card holder are:

\$100 for duration of wedding Only available with Wedding

12. There will be a \$200.00 flat fee charged for rentals of the Grand Banquet Room on scheduled staff holidays. This fee applies to any rental on an enumerated holiday as set forth on the District's holiday schedule, a copy of which is available upon request from staff. This fee is in addition to the rental fee and is used to provide for on-call staff.
13. Reoccurring Rentals – each company/person can rent the Grand Banquet Room for one quarter of the year at a time. There is no commitment to renew for another quarter. 30 days prior to the expiration of the rental, renter may request renewal, and must provide the District with attendance at each session during the prior 60 days.
14. The Grand Banquet Room and Grand Lawn shall close at midnight. All parties and events, including clean-up, must conclude by midnight.
15. The rental time period is inclusive of set up and clean-up time.
16. To receive the full refund of the deposit within 10 days after the party, the following must be done immediately upon conclusion of the event:
 - Remove all garbage, place in dumpster and replace garbage liners
 - Take down all party displays
 - Sweep the floor, wipe down counters and clean out the refrigerator
 - All other items as indicated on the check-out list
17. For the Grand Ballroom and Grand Lawn: the deposit is fully refundable if the party is canceled by the district management staff due to dangerous inclement weather (hurricanes, tornado warnings /watches, etc..). If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 61 days prior to the scheduled event to receive 50% of the Booking fee / Deposit and 100% of the rental. If the event is cancelled within 30-60 days of the event, 50% of the Booking fee / Deposit and 50% of the rental fee will be returned. If cancelled less than 30 days prior to the event 50% of the Booking fee / Deposit and 0% of the rental fee will be returned.
18. The deposit and rental fee for the pool patio is fully refundable if the party is canceled by the district management staff due to dangerous inclement weather (hurricanes, tornado warnings /watches, etc...). Parties and rentals are not "inclusive" of the usage of the pool. If the pool is closed due to weather this shall not affect the party/rental unless considered "dangerous" by staff. If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 31 days prior to the scheduled event to receive 100% of the rental and 50% deposit. If the event is canceled with 30 days or less prior to the event 50% of the deposit and 0% of the rental will be returned.
19. Management reserves the right to adjust pricing and procedures for reservation / rental to allow for usage of rooms during off-peak times.

20. The volume of live or recorded music must not violate applicable Clay County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
21. Alcohol is not permitted on District property without proper Liquor Liability Coverage for no less \$1,000,000.

Additional District Policies

1. Pets accompanied by a resident of the District are allowed only in selective areas of District property. Pets are not allowed in any of the following areas in and around the Middle Village Amenity Center or other District grounds at any time:
 - Within the fenced areas defining or enclosing any of the Sports courts/fields or pools
 - On any of the multi-use fields located next to the baseball/softball fields
 - On the Grand Lawn which is designated by the hedges behind the Amenity Center Building
 - On any of the mulched areas of the children's' playground areas throughout the district property
 - Pets are not allowed on any of the walkways/ hallways or rooms within the district buildings/structures

District residents with pets on property are required to be in compliance with the Clay County Animal Control Ordinance that requires pets to be leashed at all times, and that owners must remove any feces deposited by the animal immediately (see sub section (a) and sub section (f) of section 4-22 of the Clay County Animal Control Ordinance). Pet owners failing to comply with the Clay County Ordinance are subject to loss of access to the district property and amenity privileges and/or may be reported to Clay County Animal Control.

2. There will be no skateboards, roller blades/skates, scooters, golf carts, or any motorized vehicles on any district owned properties. This includes but is not limited to parking lots, sidewalks, recreational areas, etc... Users may not ride bikes in paver or sidewalk areas at main building area.
3. Smoking and tobacco products are not permitted anywhere on/within the recreational facilities, parks or playgrounds or building breezeways.
4. Drones may not be flown on district property without first obtaining written permission from on-site management.
5. No Soliciting on District property.
6. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic. There is to be no overnight parking on any district property. Violators will be towed at the owner's expense.

7. Only grills provided by the district or district approved vendors are permitted outdoors and at the discretion of, and in areas designated by, the Community Manager.
8. Fitness and sports programming to include classes, personal training, coaching, etc.. may only be provided by district / board approved personnel. The District staff reserves the right to discontinue any programs or activities due to safety concerns and other conflicts with the operation of the facility.
9. Fishing is permitted, on a catch and release basis, within the District at public areas other than the prohibited areas set forth below. Fishing from private property, including behind homes, as well as the area between private property and the lake edge, is prohibited unless permission is granted by the landowner. The District reserves the right to designate areas as "no fishing" where it deems it to be in the best interests of the District.
10. Dumping of any material into the district ponds or onto any district property is strictly prohibited. Violators may be held responsible for all costs associated with the clean-up of such dumping.

District Rates (not specifically address in previous facility policies)

<u>Item</u>	<u>Fee</u>
Non-Resident User Access	\$2,200 per household
ProShop Merchandise / Sundries	
Logo'd clothing, racket, beverages, etc.	\$1 - \$150
"Nanny Pass"	
1 pass per registered Nanny -pool only	\$900 plus admin cost (\$15 per card) per summer
Tennis Day Guest Packs	
10 pack	\$30 each 10 pack (tennis only)
Tables	\$15 per table
Chairs	\$2 per chair
Projector	\$50
PA Speaker and Mic	\$25

**Responsibility for loss or damage to person or property; indemnification;
limitation of liability**

1. No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization.
2. Each District Card Holder shall be liable for any property damage at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by him or her, his or her guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.
3. Each District Card Holder and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center, whether in lockers or elsewhere.
4. Each District Card Holder, by virtue of his or her use of the District's facilities, agrees to defend, indemnify and hold harmless the Double Branch and Middle Village Community Development Districts and its respective officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the facility by such person, his or her children and his or her guests. Should any person bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any facility owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).
5. Nothing contained in these policies shall constitute or be construed as a waiver of the Double Branch and Middle Village Community Development Districts' limitations on liability contained in Section 768.28, F.S., or other statutes.

Suspension and Termination of Privileges

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Center and other properties owned and managed by the District ("Amenity facilities" or "Amenity").
2. General Rule. All persons using the Amenity facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District's Amenities.

3. Access Cards. Access cards are the property of the District. The District may request surrender of, or may deactivate, a person's access card for violation of the District's rules and policies established for the safe operations of the District's Amenity facilities.
4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, "Violation"):
 - a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of an access card or otherwise facilitates or allows unauthorized use of the Amenity facilities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
 - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
 - f. Failing to abide by any District rules or policies (e.g., Middle Village CDD Policies);
 - g. Treating the District's staff, contractors, representatives, residents, landowners, Patrons, or guests, in a harassing or abusive manner;
 - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
 - i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
 - j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;
 - k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests is likely endangered;
 - l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or

- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

- 5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- 6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- 7. Removal from Amenity Facilities. The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenity facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.
- 8. Initial Suspension from Amenity Facilities. The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenity facilities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.
- 9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.
 - b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
 - c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
 - d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
 - e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.
10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.
 11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards associated with an address within the District until such time as the outstanding amounts are paid.
 12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not

result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity facilities after expiration of a suspension imposed by the District.
14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity of ineffectiveness of such section.

Amendment of Policies

These policies may be modified at any time, upon the approval of the Board of Supervisors of the Middle Village Community Development District. Immediately following approval of the Board, the modified policies shall be posted on the community bulletin board at the Oakleaf Plantation Athletic Center.

D.

1.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Date: May 2023
To: Board of Supervisors
From: GMS – OakLeaf Operations Manager

Community:

Special Events

- Yard Sale, April Movie
- May Movie – Dive In
- Upcoming – Schools Out party

Aquatics

- Alternating Schedules in May
- Lifeguard classes, Swim Team, swim lessons, and JR. Guards program
- Currently scheduling neighborhood classes – CPR/First Aid, red cross babysitting?

Amenity Usage

- *Total Facilities Usage – 5103*
- *Average daily usage – 170*

Card counts:

MV Owners	59
MV Renters	52
MV Replacements	18
MV Updated	3

Total cards printed: 676 (both districts)

Rentals

- 14 of 30 days rented in April, 5 of 5 weekends rented
- 18 Grand Ballroom rentals, 0 Grand Lawn rental, 1 Bridal Suite rentals, 4 patio rentals
- 57 tours (91 approx.hours)/104 hours used for scheduling, administrative, etc.

Middle Village Community Development District (CDD)

845 Plantation Oaks Parkway, Orange Park, FL 32065

904-375-9285; manager@oakleafresidents.com

Memorandum

Operations: Open Items

- Update on fencing/gate installs
- Gazebo/promenade walls

MAINTENANCE

- Repair Tennis irrigation
- Repair leaking hose bib at Tennis building
- repair of damaged Moca adapter for Tennis internet
- replacement of lantronix server
- Replace motor control (VFD) on 7.5hp slide motor
- Install of separate VFD box
- Preventative maintenance at FC
- Research and Quotes for Tmills at Fitness Center
- Repair damaged beam, pavers, and tiles at Pool Deck
- Coordinate access control upgrades
- Continued plank cutting and framing prep for boardwalk renovations
- Touch up painting of sprayground items
- Touch up painting on decorative street poles in neighborhood (ongoing)
- Roll-off containers filled – cement, old thermoplastic items, vinyl, etc...
- Coordinate repair of backflow device for main building potable supply
- Dispose of multiple large electronics equipment (hazardous waste refuse)
- Multiple drop off trips for refuse removal (rosemary hill)
- Audit of access cards – ongoing (to include audit of adult family members in household)
- Data collection for Florida Department of Labor
- Continual Lake Inspections – all lakes inspected monthly – reports kept on file in Ops. Manager office.
- Continual Park inspections and cleaning – reports kept on file.
- Light Inspections completed – Whitfield, Boulevard, Parkway, and Hamilton Glenn completed 4 /11 Forest Brook, Creekview, Oakpoint, and Timberlake completed 4 /21

Landscaping

- *Install of fresh mulch at Amenity Center*
- *Flower Rotations*
- *Monthly report for April. submitted and filed at Operations office*

For questions, comments, or clarification, please contact:

- Jay Soriano, Oakleaf Operations Manager 904-342-1441

jsoriano@gmsnf.com



Middle Village 2013 CDD

Clay County, Florida

THE HONORABLE ROGER A. SUGGS, CFA, AAS
CLAY COUNTY PROPERTY APPRAISER
State-Certified General Real Estate Appraiser
RZ2771

GENERATED BY THE GIS DEPARTMENT 05/02/2013

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