

**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 Monday, **July 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
Julie Arnau	Assistant Secretary
Jonel Hicks	Assistant Secretary
Sherrie Mifsud	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the June 12, 2023 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated included in your agenda package are the minutes of the June 12th meeting.

On MOTION by Vice Chairman Hartigan seconded by Mr. Hicks with all in favor the minutes of the June 12, 2023 meeting were approved.

July 10, 2023

Middle Village CDD

Ms. Giles stated the minutes are followed by the financial statements as of May 31st, the assessment receipts schedule showing the District is 100% collected, and the check register totaling \$156,341.74. The check register is broken out into the general fund, rec fund, and capital reserve fund and the supporting invoices.

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

FOURTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2024 Budget**

Ms. Giles stated just as a reminder, this is the budget we're going to look at adopting at our next meeting. Page 153 has a chart showing the assessments will remain flat.

Chairman Steiner stated some adjustments were made to remain flat and part of that was reducing what we had in the reserve account.

Ms. Giles stated you can see the amount on page 140. It says capital reserve. For FY24 we're putting \$204,009 in the capital reserves.

Mr. Soriano stated the biggest reason we took it down from what it was previously is trying to look at expenses that were planned in the capital study. I have my thoughts on things I think we need to replace and repair, but the biggest guidance on that is going to be the capital study. We just did some of the largest things, like the roof. That was taken care of this year. We've gone through all three air conditioners. So, when those things come out, there shouldn't be a reason to spend \$250,000 or more. Even if that were the case, it's not like we don't have \$250,000 that you put in there last year. We still have a lot of money in there. That was just to keep it flat.

Chairman Steiner stated we assumed we had no major pool issues.

Mr. Soriano stated it doesn't mean something couldn't pop up, but right now I don't see any of those \$50,000 to \$100,000 jobs that we've looked at this last year.

Chairman Steiner asked were there any other areas that were reduced? When we started the last meeting, it was the budget showing a potential increase and when we left I believe you said you were going to work with staff to see what we can do. The Board requested that we try to get the assessments flat, and you did. There didn't seem to be anything large, other than that

July 10, 2023

Middle Village CDD

reduction in what we were going to put into reserves.

Mr. Soriano responded nothing that I have a concern with. We did take a couple down, but there were some there that I believe still have a little bit of padding. We looked at security. We're going to take a whole position away, but we didn't drop it by that much yet. Once we get the gates in, we can have one security guard instead of two. We didn't have the gates up yet when we started this process. I think there is still padding in there if we have some concerns on some of those lines that we did lower. It doesn't mean we won't be cutting it closer this year than we have, but I think we're going to be okay. I don't think there is a need for an increase right now.

Chairman Steiner asked are we still seeing a pretty good increase in the rental space up here?

Mr. Soriano responded we are still increasing. We're getting back to more normal use. We're not back to what we were before COVID. One year we had almost \$90,000 in revenue. We want to get back to that, but we're not there yet. It hasn't offset anything. We're increasing the rentals downstairs in the birthday party room. The biggest reason is we charge the same as they do over at Double Branch and your space is twice as large and is much nicer. They also don't have a working slide over there right now, so a lot of the parties are coming over here. That will revert back, but I think we need to look at that space in this next year. This space is also private compared to Double Branch. You get that whole concession stand and it's just part of your rental area.

Ms. Arnau stated I have a question on special events. We're spending \$10,000, but we're only going to budget \$5,000.

Mr. Soriano responded you tend to split almost everything with Double Branch 50/50. I think the biggest special event we've ever had in year's past might have been about \$12,000. This past year we also did the Halloween event at Double Branch and that event alone was about \$5,000. This year was a little high, but we've had plenty of years where we're under that line. I think it was just the number of events we did last year, and we did that because for two years in a row COVID cut out a lot of events. I'm not too concerned, but we will look at that again next year. We're not doing that Halloween event at Double Branch this year.

FIFTH ORDER OF BUSINESS

Staff Reports

July 10, 2023

Middle Village CDD

A. District Counsel

Mr. Eckert stated the Board asked me to prepare an agreement between Trinity Baptist Church and the District to identify what the maintenance responsibilities are at that corner by the roundabout, so our office prepared that document, we provided it to Jay and Marilee, and they have provided their input on it. The Chair has also seen it. Jay provided that to the church last week for them to review. If they have any comments, we will try to incorporate them to the extent they don't prejudice the district, but if they don't have any comments, our plan is to bring that to the Board in August for you all to review and if you approve it, we can adopt it and get it signed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Ms. Giles stated at your next meeting I'll bring the meeting schedule for FY24. If there's something you want me to look at, just shoot me an email.

D. Operations Manager

1. Memorandum

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

Mr. Soriano stated we have had our normal summer events. It's been busy around here. This year has been busier than it has been the last couple of years because of building back up. If you look at that usage number, almost 8,000 people checking in, that's pretty high. Our next special event isn't until August. The kids will start going back to school so we have our Back-to-School party and our August dive-in. The swim team is going to be ending soon. We talked last time about that once-a-week closure where we do a deep clean to get rid of algae and things like that. It does require shocking the pool where the chemicals are a little too high for people to be swimming. The swim team had their last set of swim meets this past weekend, so once they're done with practice, I'll send an email out letting people know that Tuesday and Wednesday one side will be closed and the other side will be open. The next day, the other side closes, that way there is always a pool available. It does create a problem with people that want to slide because they don't have a working slide over there. They're still going through how we're going to fix that, and we will talk about that at their meeting this afternoon. That is going to be a large fix.

July 10, 2023

Middle Village CDD

There is a very big pipe underground that's broken. It's one day a week, so people should be understanding. For the fencing, I'm waiting for Atlantic to come through so we can put the card readers on. We have to have everything set up so we can lock everything down and force everybody to go downstairs. That's a little tough because they're the only people that deal with our access system, so we're at their mercy when it comes to major repairs or new installs. I don't have a date yet, but we're hoping we can get a lot of this stuff done in the summer so as kids are going back to school, I think that would be a good start for it. Signage has been going up to make people aware.

We've had some concrete work on the first gazebo. I'd like him to come back and do a little more work. I talked to him about the original plan, which was to follow the natural stone look that those pavers have. After he poured it, I didn't really like it. It looks like a sidewalk and the sidewalk should be straight, not wavy, so I'm going to have him come back and cut it straight and make everything nice and neat. Then we will make plans for the next gazebo at Cambridge.

The only item I have for the Board to take a vote on are the quotes for treadmills. I have two quotes and one is the quote from the treadmills that we bought before. We talked about two brands; either Life Fitness or Cybex and they're both owned by the same company. Everybody seems to like the ones we have over at Double Branch, and we haven't had too many problems with those so I've been looking for those. My problem is finding just two or three brand new and ready to go. Since 2020 getting fitness equipment quickly has been a problem. If we're spending \$50,000 to \$100,000 and we're outfitting a whole new fitness center, they're more likely to work with us, but just two treadmills, there's nobody that has anything new and ready to go. Then I got to the company that works with Life Fitness that also remanufactures. This is how we got the equipment over at Phase 1, the plate loaded equipment we purchased last year and also our bikes. They do have the same models and the nice part about those models, even though they're remanufactured, they come with a five-year warranty with parts and labor. That's better than the manufacturer's warranty when you buy them new. SoFitCo that provided most of the equipment you have downstairs runs on the manufacturer's warranty, which is three years for parts and one year for labor. So, this quote here includes an extended warranty, so there is a couple thousand-dollar difference between purchasing from fitness superstores compared to going through SoFitCo, who is a distributor for Life Fitness. I'd probably also have to wait until they could get two or three pulled out for me. We talked about that last time, but I'm still leaning towards the

July 10, 2023

Middle Village CDD

two. That was part of what we were going to discuss, so I got one of each quote. If you notice on the quote for three, they are giving us a little more of a discount. It's not a huge discount, but it includes the full five-year parts and labor warranty if there's an issue. At the moment we have two working treadmills and that's why I lean towards buying two. Even if I can find a way to reposition the equipment, I have to be careful because there are certain rules for how much space we need to walk around everything. If I can find a way to do it, we could just purchase two and I could leave the two. I have pulled the nonworking one out and I have to work with Southeastern who does out repairs right now because we've already paid for that control board, and we've been waiting for almost a year for that replacement. I'll stop them from doing that repair and get our money back. Some of the parts we replaced this last year that we could use to work on the other two with, so you possibly could have four treadmills; two of the Life Fitness brand that match what is over at Double Branch and two of your True treadmills, which are downstairs. I would eventually want to get rid of the True treadmills.

Vice Chairman Hartigan stated the reason for starting this is because it would come to a dead stop.

Mr. Soriano stated that doesn't always happen. It depends on the error code. There's no treadmill out there that doesn't have certain error codes that will stop it dead. It shouldn't do it from a power outage though, but there are multiple reasons it does do it. It's a safety thing. That one treadmill that will still do that now, we have it out of commission. The other two are working.

Chairman Steiner stated on the one from Life Fitness, there is not a trade in. I noticed there was a trade in on the SoFitCo. The question I have for you is they're quoting four and it says that it must be in working condition. We have one that is not working.

Mr. Soriano stated the SoFitCo one is our last quote, so that's what I'm basing this on. It may be higher. This is from Double Branch. I don't think anybody is going to give you any money for those True treadmills, not only the one that is not working, but your other two have been repaired multiple times over this last year and we do everything through warranty that we can, so it's on record what they replaced, and they can see there's been a lot of work done. They might give you \$100 in parts.

July 10, 2023

Middle Village CDD

Chairman Steiner stated the main thing I was trying to point out is if you look at the price, I don't think we will get the amount of this on a trade-in and they're already high on that as well.

Mr. Soriano stated to get the brand-new models, we're going to be closer to \$7,000 a piece and a one-year/three-year parts warranty.

Chairman Steiner asked how is your perception of the remanufactured equipment?

Mr. Soriano responded so far it's been great. We haven't had a problem with the bikes or the equipment on the other side.

Chairman Steiner asked was the equipment on the other side remanufactured?

Mr. Soriano responded yes. It all looks great. They powder coat everything and put new bearings and parts on it. My concern will be when we have a major repair and any type of argument that will come on what is covered under warranty. I can't see that until we have our first repair, and we see how well they work with us, but they cover everything for five years.

Chairman Steiner asked how long has the warranty been at Double Branch?

Mr. Soriano responded November or December, so it hasn't been that long.

Ms. Mifsud asked do we have any idea how old the remanufactured units are?

Mr. Soriano responded it's the exact same models as what is at Double Branch and we bought those in 2020, so three years old. They could be newer, but they were new then, so that would be the oldest. They have the same models now; the only difference would be that console. The console, which does most of the electronic work is an older model, so my biggest problem is when they stop selling parts for that, it will be the same thing as True and we won't be able to get those. The nice part about Life Fitness treadmills is you can swap for the newer console, but it's more money and these consoles are basically useless to us because they have these special TVs and we don't run cable to every treadmill, but that's the way a lot of commercial fitness centers are. We just won't use it for much other than the buttons to speed up, slow down, things like that. They've phased out those plain old consoles and that's what we have on the other side. They have a tiny screen, and you can't really watch TV. You can hook your phone or Apple devices, but not a TV.

Chairman Steiner asked what would be your concern if we changed out all three?

Mr. Soriano responded I would be fine with the two, but if we want to get three, I'm fine with that. If I can make those Trues last longer, and like I said, I haven't moved everything

July 10, 2023

Middle Village CDD

around, but if I could put them in there, that would help if there were two more. We could leave the Trues and, in a few years, buy two more Life Fitness. We did just spend a lot over the last few years. They're going on six years this winter. The best part about it is when we started having problems, some of the problems were covered under warranty and they couldn't get it repaired correctly, so we'd see the same problem with the same error code pop up. They went all the way into five years before they started charging us, so that company did a great job, I just don't want to deal with their treadmills anymore because we've only ever had problems. I haven't had a single problem with the Life Fitness over at Double Branch and they had older models before this, so going on 12 years and they haven't seen an issue. Now that we've spent money to repair those two last year, if they can last longer, I would look at it like you can have the option for four treadmills. If they go out in two or three years now you've got this rotating pattern where every three to five years, you're putting one or two new pieces in there rather than rotating them all at the same time.

Vice Chairman Hartigan stated I'd rather have more treadmills because I know at peak time all of the treadmills are being used and there are people waiting to use them, so I'd rather have four.

Ms. Mifsud stated I agree.

Chairman Steiner stated I don't see how we can expand the room. We can't do anything about the increased usage. These are things that are beyond any type of control. It's just a high demand item, so we can get four working units in there and look at the repair cycle on the True and how things are going with it and swap the two others with Life Fitness at a later time. We can't get four in there right now. I don't see that happening.

Vice Chairman Hartigan asked could we if we took out an elliptical?

Mr. Soriano responded yes, but I have a lot of people that like those ellipticals.

Vice Chairman Hartigan stated when I've been in there in the past I haven't seen ellipticals used as much as I have the treadmills and I've been there at various times.

Chairman Steiner asked are you wanting to put five in there? Because we're talking about four now.

Mr. Soriano stated I think we could leave the two working Trues, but I have to reposition everything because you're going to have four treadmills in a line instead of just three. You only have two ellipticals, so if you get rid of one it will be tough. It's kind of like the rowers. I don't

July 10, 2023

Middle Village CDD

have a lot of rowers, but it would be the same thing. I don't know that there is anything I would take out. I'd have to reposition everything to make sure it can fit in there.

Chairman Steiner stated so you think that it would be possible to remove the one bad one and add a replacement, plus an extra.

Mr. Soriano stated in 2020 I moved things farther away from each other. You are kind of close, but there are gyms where the handlebars are almost touching and that's probably what we will have to go back to if we go this route, but I don't have as many concerns as I did last year or the year before with people getting sick because they're too close.

Vice Chairman Hartigan asked is the nursery downstairs utilized enough to keep it?

Mr. Soriano responded not at all. We've talked about that in the past, but the biggest problem is that is a slab wall that holds up the weight of the slab, so I can't get rid of it. I can have a full door and we talked about doing a stretching room or things like that, but I wouldn't be able to take it completely out to where I could spread those machines out. I know sometimes that is the only outlet for parents, but it's hard when other people are trying to get a workout in and this is not a commercial gym where you have a tot room that's set off to the side. We haven't been able to come up with much else that we can do with that little area. It was originally supposed to be a storage closet.

Chairman Steiner stated basically, you can put four in there by getting two new ones, or if you take out what we have now, the most you're going to have in there is three, so you will remove what we have, and you will reduce the number of available treadmills.

Mr. Soriano stated like I said, we can reevaluate in a couple of years if we're still spending money on the Trues and then get rid of them. Then we will have room for four and we can do two more. It might help out with the usage.

Vice Chairman Hartigan stated originally, we were looking at replacing two.

Chairman Steiner stated from that standpoint, we're not only getting two new ones, but we're also increasing the availability of treadmills. I believe the gentleman that was here last month stated that he didn't mind the machine, he just didn't want it taken out and leaving it with two. I think Jay is right in assuming everybody will head to the new one, but if you're not first in line you're going to get left with what's there. I think this will meet what people are asking for, which is more availability.

July 10, 2023

Middle Village CDD

On MOTION by Mr. Hicks, seconded by Ms. Mifsud, with all in favor, the proposal for two Life Fitness treadmills at an amount not to exceed \$11,200 was approved.

Chairman Steiner stated so we keep it visible, I would ask to add this to the open item list until we get it installed.

Mr. Soriano stated it does say approximately four weeks, but that was the same with the bikes and the bikes took about three months.

Chairman Steiner stated I understand the supply chain, but at least we follow up and don't let it disappear.

Mr. Soriano stated that was one of the first questions I asked them is who has this available now, both on new and remanufactured so they know we're expecting it to be pretty quick.

Ms. Giles stated we will leave that on the open items list with everything else.

Chairman Steiner stated yes and as Jay mentioned, we want to keep the gates on there until we get everything locked down and completed. The gazebo is just about finished. The slab is there, it just has to be addressed. I think that can fall off unless we see some major problems.

Ms. Giles stated I'll remove the gazebo caps. Do you want me to remove the nature walk repair?

Mr. Soriano responded no; we're still working on that. They started this month, so we will see how much we get done by the time they start school.

Ms. Mifsud asked are you hoping it will get done by then?

Mr. Soriano responded I don't think we will have it done at the speed we're moving because they go back on August 13th, so we have four more weeks. It will be helpful if they're in school and we will be able to get it done quicker after that. Right now we're dealing with people that walk through that bed, so we have to make a way for them to walk while we're working.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Chairman Steiner asked are we waiting on planting time for the fence?

Ms. Suchsland responded the plants are going to come in this week and we will be planting next week. It took longer to get those concrete slabs because they were a lot thicker, so

July 10, 2023

Middle Village CDD

once we got that done, then it was rainy and slushy, so my sod guy was able to clear that last week. We will get it planted and he will come back in and fix that area with sod.

Chairman Steiner asked Jay, are you planning to use the same mason?

Mr. Soriano responded yes, the gentleman that is working on the promenade walls. He's waiting on the sandstone for the Whitfield sign, and he will be doing the sidewalk there. It will be a straight across sidewalk.

Chairman Steiner stated it will be good if that is in place when we lock down, especially if it stays as damp as it is out there.

Mr. Soriano stated what I could do is instead of his focus going on to the next gazebo, you'll get yours done first and get that looking good.

Chairman Steiner stated I would like for that to be done and to delay the other two gazebos so we can lay groundwork with those communities as to why we're changing those areas. The big reason we're doing all of this is to build up a stockpile of the wall cap stones, which are unavailable.

Mr. Soriano stated I'll talk to him about look at the sidewalk next.

Vice Chairman Hartigan stated Atlantic technology is just not sitting well with me. It's costing us \$5,000 a month for every month they're not out here and we have nothing we can do or say, but yet they have a monopoly on our system?

Mr. Soriano stated ADT also works with this system, but the last time I tried ADT, they would only do new installs, so they won't come in and add on to somebody else's work, so it creates a problem when you have specialized alarms and access systems that only certain people are certified in and allowed by the software manufacturing company. I do some of the work. We run lines and I'll put in control boards, but I can't start them up. The company won't talk to the me over the phone and allow them to connect. A lot of times I'll do the work for our computers at the front desks and then I still have to wait for them to come in for half a day to get everything up and programmed.

Chairman Steiner stated we've been down this road and basically the choice you have is to either go through them, or change out the entire system and then you're changing it to another vendor who is the sole provider for that system.

Mr. Soriano stated the biggest problem we have is the size of this system. It's not easy to deal with anybody else. I'll continue to work with them and bug them. They work with me a bit

July 10, 2023

Middle Village CDD

on some of the stuff that I do that I'm not supposed to do. Many of the other companies will step away and say we're not going to warranty or cover anything if you mess with our boards, but since they've worked with me for ten years now, they know what I can handle. But, as far as getting them out, I think there are three techs for that company now so it's tough.

Mr. Eckert stated I can look at the agreement and see if what they're doing is somehow a violation of the agreement by not giving us the service.

Mr. Soriano stated the only agreements we have is for the monitoring for their alarms. They installed this, but the only monthly payment they get is for keeping an eye on our fire and burglary alarms.

Chairman Steiner stated the contract you would need to look at would be the one that was issued when it was installed, right?

Mr. Eckert responded whatever the monitoring contract is if that's the one that's still here. I don't think the installation contract is going to be helpful. You might be able to make some kind of argument that if they can't get the system up and running, how can they charge for the monitoring.

Mr. Soriano stated they don't monitor the access system.

Mr. Eckert asked when is the last time you all got quotes for a new system?

Mr. Soriano responded probably about six or seven years ago.

Chairman Steiner stated when we were looking at tying in with the cameras.

Mr. Soriano stated one big issue was the amount of control boards, but then you guys have a little over 30,000 active cards now, so it creates a huge database where we would have to get new cards to all of the residents because the existing cards do not work with another system, so swapping out 30,000 people for anything, but getting ready for the pool season especially would be tough.

Vice Chairman Hartigan stated I just find it hard to believe there's nobody else that can't hook up to our system.

Mr. Soriano stated there might be a guy out there that would help me some more, but he's not going to be approved to get it running. I still have to go through the software manufacturer that is going to ask for a certification number for someone that is trained to deal with their software.

July 10, 2023

Middle Village CDD

Vice Chairman Hartigan stated if he's saying he can't get on the phone with the software manufacturer, that may be our gateway into it.

Mr. Eckert asked can someone send me the monitoring contract? Jay and I can talk and come up with recommendations. Obviously, there are options, but some have drawbacks. That's where you all make the decision.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 21, 2023 @ 6:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting was scheduled for August 21, 2023 in the same location at 6:00 p.m.

EIGHTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Michael Steiner
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Chairman/Vice Chairman