

**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, **January 8, 2024** 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
Sherrie Mifsud	Vice Chair
Jonel Hicks	Assistant Secretary
Shawn Bland	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Marla Dietrich	S3 Security

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 audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the November 13, 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 November 9th meeting.

Ms. Mifsud stated I have a question about the receipt on page 64 for the pickleball certification cost. It could be that I'm not used to seeing receipts for that kind of thing.

January 8, 2024

Middle Village CDD

Mr. Soriano stated Middle Village typically pays for everything having to do with the tennis pro. The tennis pro is over here, and the programs are over here. It is considered part of the work authorization for their salary that we pay for their certification and training. However, this is a little different and I'm glad it was pointed out. They're doing pickleball training, but you guys don't really do pickleball over here. That is getting bigger and is used a lot over at Double Branch, so I can't really speak for them, but I am going to bring that up in their meeting today that I think they should at least split that with you guys, even though it is your employee. It's for something they're doing over at Double Branch, and I don't think there would be any pushback. You can play pickleball on clay courts and I have one or two that try it, it's just not where it's normally played. It's played on hard courts and now we have these nice new pickleball courts over at Double Branch. It's highly used over there. They wouldn't be able to get their own tennis pros just for a one-time program, so I think it's beneficial that your guys are going over there to help them out. I'll bring that up at the 4:00 meeting.

Ms. Mifsud asked are the dues on pages 78 and 79 also related to pickleball? It's the USPTA dues.

Mr. Soriano responded that's the normal tennis association, but I have to double check if they're more expensive because of the pickleball add-on. If it's really for pickleball, Double Branch should help cover the cost of that.

Mr. Bland asked do we pay to use their facility?

Mr. Soriano responded you don't. That's always bit of an argument is your residents go over there for pickleball and that's why I like that it's our employees going back and forth rather than getting separate pros, but it's all done at their facility, kind of like the swim team. The swim team does their meets here and their coach gets paid out of your staffing, but all the registrations come back just to you. With pickleball if they are raising money or charging guest fees, it goes right to them, so for something like this, I think they should be paying for it.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the minutes of the November 13, 2023 meeting were approved.

Ms. Giles stated next are your financial statements. Are there any comments on those?

January 8, 2024

Middle Village CDD

Mr. Soriano stated I just want to give an update. You guys got an email this morning regarding the financials. We didn't have a December meeting. I did my last quarter of your fiscal year last year for reimbursement of the credit cards, so you'll see receipts for those things. I've already finished my first quarter this year, so it looks like a lot in one meeting. We put those in today, and that's what went out to you guys this morning. That includes some of the RMS billing that we were just talking about.

Ms. Giles stated you have your month-to-month summary, and even though the financials are now current with the December charges, it only shows through November on there. The big changes were in the rec fund for the repair and replacement and some of the office supplies and then there were a couple of line items where you'll see a change under the capital reserve fund. So now your financials are current. On page 29 is your assessment receipts schedule showing the District is 93% collected, followed by the check register on page 31 showing all of the checks cut from November 1st through December 31st totaling \$261,908.97.

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

FOURTH ORDER OF BUSINESS

Consideration of Evaluation Criteria and Authorization to Issue a Request for Qualifications for Engineering Services

Ms. Giles stated as a reminder, at the last meeting the Board accepted a resignation letter from ETM, so this request for qualifications will be published in a local newspaper and staff will also send the notice to all the known engineers in this area that we work with the provide the right type of engineering services. On page 147 is the competitive selection criteria. The definitions are set forth by the Consultants Competitive Negotiation Act that Mr. Eckert went over last meeting. The Board needs to approve both the request for qualifications and the criteria. On the criteria, you can change the weighted amounts if you want to.

Chairman Steiner asked these are standard for other districts?

Mr. Eckert responded yes. I would note that normally you're not required to include a certified minority business enterprise in a lot of solicitations, but this is one where you are required to and it's really you either get five points, or you get zero.

January 8, 2024

Middle Village CDD

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor the evaluation criteria were approved with staff authorized to issue a request for qualifications.

Chairman Steiner stated Mike, you mentioned there is not a time constraint to have this awarded because we don't have any outstanding issues right now and we do have to have one, but we're not in a position where we have to rush.

Mr. Eckert stated it's not an emergency. If it takes us 60 days or 90 days to get someone, that's fine. We did have an issue come up in Double Branch in December and I had to reach out to Peter Ma to get him to sign a certification and he was happy to do it, so I think if anything comes up, they're going to be a good partner with us.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Ethics Training

Mr. Eckert stated we sent an email to the Board to give you a little bit of an idea on the ethics training. You are now eligible to take it and you have the entire calendar year to take it. You will then report that you took it on your financial form in 2025. We looked at the idea of breaking it down by meeting, like 30 minutes at a time or something like that, but at the end of the day, what we've figured out is that would be costly to the district to have the professionals sitting here when there are free online resources, so we're suggesting at least for the first year, let's do the online stuff and see how that works.

Chairman Steiner asked is this still a series of YouTube type videos?

Mr. Eckert responded it is. One of the things we were waiting for is to talk to the Commission on Ethics about whether or not they were going to require different training for special district board members versus county commissioners and city council people because we think they are different in some ways, and they said no, it's the same. If you have any questions as you go through the programs let me know and just keep a record that you took it. For the free ones, they don't give you a certificate, so you just want to keep some sort of record.

2. Impacts of HB 7013

Mr. Eckert stated I was asked to report on House Bill 7013. This is a bill that was filed in December. It's been with Ways and Means Committee since December 27th and no important

January 8, 2024

Middle Village CDD

action has been taken since then. It establishes a term limit of twelve years for members of an elected body governing an independent special district, but it doesn't apply to the governing body of a CDD right now, or a special district created by a special act like stewardship districts, so it wouldn't apply to you in its current form. It provides for a dissolution process where voters can elect to dissolve the district, but you have covenants to bondholders, so my guess is that will probably not make it through in that current form. There will have to be some carve out saying there are no bonds outstanding or anything like that. It requires a referendum for special districts exercising ad valorem tax authority every ten years. You do not exercise ad valorem tax authority. You collect your assessments through special assessments, which are not based on the value of the property, so you would not be covered by those ten years. It provides criteria for declaring a special district inactive, it revises notices and procedures for inactivity. It requires all special districts to adopt rules and objectives, as well as performance measures and standards to determine if those goals and objectives are being achieved, repeals a provision that allows a special district to convert into a city without legislative approval, and then it requires each petition to create a community development district to contain a sworn affidavit concerning planned development. As with most of these things, it will change dramatically, even if it gets across the finish line. Usually less than 10% of the bills that get filed actually make it somewhere. My guess is this one has a good chance of passing in the next year or two, but not in its current form, so we will keep an eye on it and see what impact it may have on you.

Chairman Steiner stated just for clarity for the other members, we still file a Form 1, not a Form 6?

Mr. Eckert responded you still file a Form 1, but the word we were getting from the Commission on Ethics is it is electronic this year, so when you file the Form 1, you will file it electronically, not in paper form. There have been a lot of news stories about city council people and county commissioners throughout the State resigning because now they must disclose their net worth and a lot more detailed filings in what is called a Form 6. That new law that went into effect on January 1st does not apply to CDD board members, so you're still filing the Form 1, which is just a form that says name your sources of income, but it's not the detailed Form 6. The third thing I wanted to talk to the Board about is Plantation Oaks Boulevard, the roadway segment that we own that we want to give to the county. A couple of days ago I got an email from the county attorney saying here is my final revisions to our maintenance agreement for the

January 8, 2024

Middle Village CDD

roads, and all she really did was add that the District and the county will indemnify each other if we do something that causes them to get sued and it's mutual. I'm fine with it. It says to the extent provided by law. Personally, I don't think you can have an indemnification provision between two governments because there is a statute out there that talks about that, but if she adds the part that says to the extent provided by law, I'm fine with it. We're going to go ahead and finalize it and hopefully get that deed to them within the next 30 to 45 days. They have to formally accept it and then we're done with that and they can deal with Clay Electric on the easement.

Chairman Steiner stated it appears they accepted our language regarding the trees maintenance.

Mr. Eckert stated they did. They massaged the language a bit, but not in a way that took away from what we were trying to accomplish, which is to make sure they were the ones that were going to maintain the larger trees and we were going to take care of the stuff we put in.

Ms. Giles stated Mr. Eckert mentioned the online processing of your Form 1. I received an email and I did it today so I could talk about it in front of the boards. It was a simple process. It looks like it is an auto generated email and it's from the State of Florida Commission on Ethics and it gives you a link to complete your registration process. It was fairly easy. I started by Form 1, but didn't finish it and it saved it, so that was good. If you get this email and you have any questions, let me know and I can walk you through it.

Chairman Steiner stated I've been using the automated one the last couple years, but that was one that you printed out, filled out and sent it. Now they're taking it to where this bypasses that and you can input it.

Mr. Eckert stated correct. Several years ago, they passed a law saying they were going to go to electronic, but they didn't fund it. Apparently, they've gotten that funding issue worked out and this year is supposed to be the first year of it being live where you can just input the data and it stays there, you don't have to mail anything.

Ms. Giles stated I looked up the Chairs and myself. Your basic administrative data was there from years past, but everything else, as far as your primary source of income, secondary source of income, liabilities and all of that still has to be typed in from scratch. You have until July 1st, so if you didn't get the email, let me know and I'll see if I can help you get it.

January 8, 2024

Middle Village CDD

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

1. Memorandum

2. Update on Open Items (Gates, Nature Walk, Pool Heater & Treadmills)

Mr. Soriano stated I'll go over the community side first. We've had some community events; our big one is the Christmas event in the Middle Village amenity center. Our tennis program put on the Christmas event this year, so all of our volunteers did a great job if you had a chance to come in and see the decorations. There were a lot of families that came up and enjoyed our Andy Claus. Our tennis pro was the lead that night. Our next event will be Polar Plunge at your sister district. This last year, they haven't had a slide. The slide just got finished this last month. It was a large \$50,000 repair. They had to cut out a big hole to get to the bottom of that pool to get to a large pipe, but everything is back together. We have the pool running and we will turn the slide on soon to test it out and we will do the Polar Plunge in that pool and have everyone go down the slide. Years ago, we used to do the Polar Plunge in that pool and we stopped that because it becomes three hours long with everybody waiting in line for that slide, but residents have been without that slide this whole last year, so we thought it would be fun.

Moving on to operations updates, our boardwalk is done if you've had a chance to get out there. There are a couple of railing sections they have to finish, so we're going to go out there and finish those sections and then we will also paint. There was a bit of new wood. Most of it was reused, but I like to stain and seal that. Every four or five years you will see the guys go out and do the reddish paint that goes on that and stops wood rot, but also helps with pest control. The one thing we noticed that has become more of an issue after Christmas is even while he was working on that, we got our motorcycle and ATV going up and down the boardwalk and promenade. That wood is going to last a long time because it's composite wood, but it is much thinner. You can't drive a golf cart or an ATV on top of those things, so we are going to have to install bollards out front. We still have to follow the ADA compliance, so we have to have enough room to get a wheelchair through, which will allow for the two-wheel bikes to get through, so we will have to put up some signs, but it's going to cause a problem if they're putting

January 8, 2024

Middle Village CDD

a lot of weight on that wood, it will actually break. We saw that problem a couple times. We saw people on golf carts going through there. We're going to have to do something to stop them. Along with that, I know the problems with the promenade have increased so we may want to discuss what we want to do to cut that down.

On the treadmills, I finally got with the contract company, Southeast Fitness, so they came out and took care of some of the repairs. We are still waiting on one, but all our treadmills are up and running as of today. I got down there this morning, and we did get a console in earlier this week, so I wanted to make sure everything was good. It is a newer console, so it was a warranty thing, so we did get it free. Everybody is going to want that treadmill now. We do have one of the old incline motors on our treadmill that we put in storage that needs to be swapped out with another treadmill, so there is still work waiting for them, but everything is up and running. I told them we are looking for another company. We've had them for 13 or 14 years and they had no problems showing up to do just preventative maintenance, but we haven't seen repairs in almost four months. There are two machines on your sister district's side that are sitting there with out of order signs on them. One of them is just a cable and that's something they used to carry on their trucks for preventative maintenance. They let me know they've had a lot of change over in staff. I just need better communication because I've had a machine sitting there and people complaining to us, but they have come out and gotten everything running now. If I can find a good option, we may see a change in that.

After the last meeting I had a repair man come in to look at our pool heaters. We were having a problem with keeping all of them on at the same time and they were flashing errors. There are six of them back there and we have them set up to where when one goes out, the others take over and do more work. The problem was the next one would flash and we would never get more than one or two of them to stay on. We did replace one not too long ago and it was done under the warranty. The problem with that is it's doing the most work and it's burning itself up now. The repair company, which is one of the few certified repair companies has recommended we swap all of them out. They are going on their eighth year. This was a big change from what we had out there before, which was a traditional boiler that would turn on, fire up and burn through a couple thousand gallons worth of propane in a month to heat that pool. It was very strong, but also very expensive. We decided not to go back to that route, but just for comparison, this is what the units are like. This is only two million BTUs. They don't make them four million

January 8, 2024

Middle Village CDD

BTUs without a custom request anymore. It doesn't make it any cheaper. You'll notice it's about \$30,000 for two million BTUs.

Mr. Bland asked how long did the boiler last?

Mr. Soriano responded the first one lasted six years. It comes with a five-year warranty whereas those came with a one-year warranty. We talked to our engineer that put them in who is now retired and he gave us two more years through him, not through the manufacturer, so for many years, all the work we had to do was free and many times I could just call him up and he would walk me through how to check for the errors and what parts to order rather cheap, so this worked out really well in comparison. The quote you're seeing in front of you for SCP, the one I dropped off first, is replacement for those units. I don't think it makes sense to go back to the old boiler system. You're talking \$60,000 or \$70,000 now and for just a few more years of warranty. If it does last longer, great.

Chairman Steiner stated when that boiler goes out, it's out, there's no activity at all. It's a high-cost item and we had started a program of repairing motors and making sure that we had a new one, then get the old one repaired and we were cycling the motors that way. This new system, or the system we chose with these smaller heaters, if one goes out, the others pick up the load and you can replace the one and you don't lose the pool. The thought process was we wouldn't have to replace them all at once and that was. What Jay and I were discussing is if we do go with these small heaters, instead of waiting until they go out, we keep a couple spares so we can cycle them more efficiently and keep the heat in the pool for the folks that like to use it. That gives you some background as to how we got to this, but we were looking at a big expense.

Mr. Soriano stated unfortunately, it's replacing them all. The original hope was we would replace two or three of them, and then next year replace another two or three. He stated that even if he changes out heat exchangers, he doesn't know if he can make them run for another year, let alone the end of the season.

Mr. Bland asked even the new one?

Mr. Soriano responded the newer one is still working, it's just that it's burning up so much when it's reaching 475 degrees because it's trying to heat all of that water by itself, so it kicks off into an error code, takes about 15 minutes to cool down and then it comes back on. We could get five and keep that one, but he thinks it's burned up enough that it's in bad shape. He would recommend replacing that too.

January 8, 2024

Middle Village CDD

Mr. Bland stated in the future it's going to keep happening unless they have an alternate sitting off to the side that sucks power out of that rather than sucking the power out of all of them.

Mr. Soriano stated I can take that one and put it off to the side. I can't put it into the rotation of the six, all I can do is keep it as a backup because you don't have any other space out there. Realistically, it only takes five of them to heat that pool, so we could go less and use that as a backup, or just pull that off and set it aside for parts and use the six, but his recommendation still was to swap everything out. I think I sent you guys an email saying I would move forward as an emergency, but the problem was I couldn't even get a labor quote. There are only two companies around that work with these commercial heaters that are certified by the manufacturer, so you can get somebody else to put them, but it would void your warranty. One is not taking any commercial pool work right now and the other is the one I'm working on. He still hasn't given me quotes for labor, this is just our purchase cost for the machines. Since he hadn't gotten me a quote, I couldn't move forward, even as an emergency thing without you guys.

Chairman Steiner stated the six that are in there have outlived their warranty, which is why we're changing all six of them, but the intent was to set it up so we had some and when one failed, you would replace that one and you're replacing a smaller number of them as they fail. The fact that we've pushed all of these past their warranty, we stayed too long.

Mr. Soriano stated I want them to last as long as possible and I was still hoping for another year or two, but we pushed them too far to where I can't even save a couple of them. Looking at our capital study, they had a one-time replacement set up for 2027 and they put in \$52,000, so even if we switch now for \$23,000 or \$24,000, we're still going to be under, even if we do two of them every three years. I know it sounds like a lot, but those are the cheaper heaters and they've done a good job, so I wouldn't look to do anything else other than the set-up we have here. This is the price that we get with the district buying them directly. All six are no longer in stock. When I started this process six weeks ago SCP had six in stock. They have four right now, so they'd have to order two from another manufacturer. Hopefully they would be quick, I don't know for sure. I still don't have a certified guy to install them, so either way I have to wait on him and I have to get an amount approved by the Board for the install process.

Chairman Steiner stated you mentioned with the install process not being in code.

January 8, 2024

Middle Village CDD

Mr. Soriano stated the reason he hasn't given me a quote yet is because he has to rework all of the piping out there. This was almost eight years ago now and some of that gas piping for propane is not what is expected now, so he has to change it, which means a lot more work. It's going to be considered a new install and it's going to have to be up to code. If we want to move forward with the heaters, I will need an approval for purchase from SCP for \$23,300.22 and then I will do a separate not to exceed for an install rate.

Chairman Steiner asked this would come out of capital?

Mr. Soriano responded yes. We will adjust our capital reserve study instead of every eight to ten years kicking out \$50,000, we take out less every three to five years so we can rotate those heaters in and not wait until the eighth year where all of them have to be replaced.

Mr. Hicks asked is there some type of maintenance schedule set up to where you can check them, so we don't run into this issue again?

Mr. Soriano responded we do that now, that's how we've been able to make them last eight years, but it's not really cost effective. Something like a pool heat exchanger will eventually go out, but it's at the bottom of the heater, so you have to take everything apart. It costs \$2,000 to \$2,500 in labor just to get to it and then you spend another \$1,000 for the part itself, when you could buy it for \$4,000 so you get to the point with some of the big things that my guys can't do, or we're not allowed to do, that you just have to replace the whole unit. The little things that we do every year when we start testing in October where we go through error codes and clearing it out, the water runs through all year long, so even in the summer when it's not being heated, I have to have the water running through it, so if we see a leak, we take care of it. We take care of the small repairs and things like that, but then we go through error printouts. We also do heat testing with our gas company to make sure there are no propane issues back there and we do this every year. So, we've made them last much longer than we probably should have.

Chairman Steiner stated so you're looking for approval of a not to exceed amount.

Mr. Soriano stated for the approval for purchase through SCP, this doesn't have any shipping because I would be picking it up, but it does have possible light freight, I'm guessing for the two from Pentair that would be delivered. The rest I would go to the store, put them on the trailer and bring them back here, so I would say \$25,000 just in case there are extra shipping charges. That is for the purchase of the units. We will have to do the install separately.

January 8, 2024

Middle Village CDD

Vice Chair Mifsud asked and we have no ballpark figure on what the labor is going to be?

Mr. Soriano responded I would start off with \$3,000 per unit for the install. Hopefully it's not more than that. The fact that he's changing piping around is what concerns me. Copper piping is not cheap. That is a high-end guess. If we're putting \$3,000 for all six, I shouldn't have a problem. I want to approve the purchase first.

Vice Chair Mifsud stated so potentially \$43,000.

Mr. Soriano stated yes, to get everything going.

On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor purchasing pool heater units at an amount not to exceed \$25,000 was approved.
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Ms. Giles stated I think the next motion you're looking for is a not to exceed.

Mr. Soriano stated it would be for install, not to exceed \$18,000.

Mr. Bland asked does that include the code?

Mr. Soriano responded yes. I'm estimating high, so I'm hoping it's more \$10,000. The original install was \$10,000, so that's what I'm hoping for, but I know things are more expensive these days. If he were to consider each one a new install because he has to change things around, that's why I'm saying \$3,000 for each. That would give me some wiggle room. If not, I'd have to hold it and come back.

Chairman Steiner stated for the resident's knowledge, we normally shut the pool down because usually by this time we have gone through an awful lot of propane. We've been cutting back on that. What I'd like the Board to consider is as soon as we can get these things up, we extend the period of time we heat the pool to allow for some of what the residents have lost in not having it heated at this time and hopefully they understand it was equipment failure and we will do our best to compensate. Unless there's any objection, I'd like to propose that once this is back up and running, Jay allows it to stay on until summer hits.

Mr. Soriano stated normally we turn them off after Spring Break. January and February we normally shut down for January after this meeting and that covers the coldest months of the year where we could easily burn through \$10,000 or \$15,000 worth of propane. This year, because of trying to get them going, we haven't spent a lot of money in propane, so I can do that.

January 8, 2024

Middle Village CDD

Mr. Bland stated it's only 60 days until Spring Break. We will be lucky if we get them then.

Ms. Giles asked would that just be guidance to staff?

Chairman Steiner responded yes, that we don't go through normal operations of shutting down.

Mr. Bland stated I think it's fair. People are paying for a product and right now they can't get it.

Ms. Giles asked Jay, will you send the appropriate e-blast out?

Mr. Soriano responded yes, and we will update people as to when it's going to get fixed and that after that point it's going to stay open until March. After that it's just the heaters go off, the pools don't close. When we closed it before, it actually closed down; the covers went on and they couldn't swim.

On MOTION by Mr. Bland seconded by Vice Chair Mifsud with all in favor installing the pool heater units at an amount not to exceed \$18,000 was approved.

Ms. Giles asked Jay, will you send Mr. Eckert what he needs to draft an agreement?

Mr. Soriano responded yes, for the install once I get a proposal from the vendor, JD Chambers. I wanted to update the Board on one more item that was a very large problem. I was a couple of seconds away from calling Peter Ma and bugging him, but luckily I had some plans in my office I was able to go through. The week before Christmas we had a problem with some backed up toilets in your tennis fieldhouse and it started overflowing on the sidewalk outside. We figured it was a major clog, so you'll see in those financials some of those charges for things like jet trucks. I had Roto-Rooter come out and they rooted in both directions towards the pools and towards the roads and they couldn't find the clog. They rooted about 600-feet underneath the property, so the concern was there was a break somewhere. After about a day of raw sewage flooding out there, it smelled so bad that tennis shut down for the rest of that week. We started having concerns because there's more water coming up, so it was constant raw sewage backing up. We had shut down, so there were no bathrooms to use in this building or at the tennis building, so we couldn't figure out what was going on and it was starting to quote at a \$1,000 for each jet truck to come out. I ended up calling JEA to help out on our property. Generally its ours

January 8, 2024

Middle Village CDD

and not until it hits the road is it theirs. Eventually I had a dog walker complaining that they could smell it all the way back there on the walkway, so went back there and looked and there was a mainline break and we thought it was irrigation. Our reuse water does stink, but we thought it was odd that it was at the same time. Chalon's guys dug everything up and in the middle of one of your large flower beds we have a sewage manhole and once I found this manhole, I was able to go back through some of the plans I have in my office from when this place was being built 20 years ago and trace everything back. There is a connection between this property and the Preserves sewage. I don't know why, but they are connected with an overflow pipe. The Preserves backed up, it wasn't affecting them though because we sit level, so when they backup, it runs downhill this way. We couldn't drain off enough was the biggest problem, so the water is going to go to the first location, there is open drain holes back there by tennis and the manhole in the azaleas is the first spots it could come up. Once JEA vacuum jetted everything out of the Preserves, we were fine.

Mr. Bland asked what did that end up costing?

Mr. Soriano responded we only paid around \$1,200 for the two trucks. The vacuum trucks were all on JEA. The backup was between the road and the Preserves property. They weren't going onto the Preserve's property. It's all their piping, but since the backup was at the road going to their property, it couldn't flow out to the road, it was flowing this way.

Mr. Bland asked what can be done to keep that from happening again?

Mr. Soriano responded he told me to take that manhole off back there and there is a level guide inside. If we see that lifting up and we know it's not from ours because we shut down all of our bathrooms, then we would have to check with them since that pipe is connected to them. Then I would have to call somebody. JEA was able to check their manholes and saw they were high. At least we know how to look inside out here to see if it's raising up. Once everything was finished, Chalon's guys came out and gave us some new mulch, but then they started pulling clay and doing that work. I don't need anything from you, I just wanted you to be aware of that.

Ms. Giles stated before we leave Jay's report, just for clarification on the open items, the nature walk you said is completed, but not painted yet. Do you want to leave that on open items?

Mr. Bland asked has anybody ever complained to you that at night there are certain spots on there that are pitch black?

January 8, 2024

Middle Village CDD

Mr. Soriano responded yes. We do put lights out there, but they do get broken by kids. We do have signs that no one is supposed to be out there at night. It's just like the rest of our property where the hours are dawn until dusk. We've had request before for lighting at the playgrounds, but we don't want to invite people out at night. We have done that on the promenade, so we did install lights on that boardwalk too and it does help because the kids use that for school. I am looking at a different way to light that up now. I'm thinking of LED tape lighting through the whole thing so the whole thing lights up instead of just one or two spot lights. That's been brought up before. The biggest issue is we don't want to add too much lighting because it's supposed to be off limits at night.

Mr. Bland stated when they did that bicycle Christmas thing I heard people talking about it being so dark it was dangerous.

Ms. Giles stated on the open items we have gates, nature walk, pool heaters and treadmills. Is there anything you want to remove from that?

Chairman Steiner asked treadmill we're waiting on just the motor?

Mr. Soriano responded yes, the incline motor.

Chairman Steiner asked but it is functional?

Mr. Soriano responded yes, all four are working as of today.

Chairman Steiner stated I wouldn't have any problem dropping that off. That was mainly for the new ones to get all of them up and running. The nature walk is done except for some minor painting.

Mr. Soriano responded yes, that was not part of his quote. As my guys were working on it, they were painting parts as they were putting them up.

Chairman Steiner asked how big of an area do we have to paint?

Mr. Soriano responded he didn't do anything. That wasn't included in his scope, so we're going to paint the railings all the way out.

Chairman Steiner stated leave that one on there, because that's going to be time consuming. The other thing with the gates had to do with locking down and that was delayed this last month, but I assume it will be starting shortly.

Mr. Soriano stated yes. I was sick and when I do those types of things, I want to be here to handle some of those complaints. Not that I don't trust the staff at the front desk to explain things, but it does help if I can talk to the residents.

January 8, 2024

Middle Village CDD

Chairman Steiner stated I would ask that the gate item be clarified a little bit to say gate lockdown. Do we still have that one that was torn off?

Mr. Soriano responded it's all aluminum, so we're not welding it. We did an aluminum plate cover on it, and we moved the hinges. They're going to reinstall that and we're working on it today and then that will be functional so that when we do unlock it, the hinge works.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 12, 2024 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Mr. Bland stated I cannot make it at 2:00. I'll call in unless you want to change the time.

Chairman Steiner stated because we tie into another meeting and we use joint services, changing the time is a little difficult. I have no problem with you calling in.

Mr. Eckert stated it doesn't count towards quorum, but you can still vote and participate. We have to have three board members here in person. Is it a half hour swing?

Mr. Bland responded it's like a half hour swing. The kids get out of class at 1:40, but I have to wait for buses.

Chairman Steiner stated most of the time we are in and out. There are a couple times where we might bump heads, but I'd be willing to try this for a couple of months to see how it works. From that standpoint, the board would be the only ones really impacted by starting later by losing 30 minutes of meeting time, but we can usually tell ahead of time by the agenda.

There were no objections from the other board members on moving the meeting time 30 minutes later.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hicks seconded by Vice Chair Mifsud with all in favor the meeting was adjourned.

January 8, 2024

Middle Village CDD

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Michael Steiner
F87E92090414E7
Chairman/Vice Chairman