

**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, **February 12, 2024** at 4:00 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 <i>by phone</i>	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
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Ashley Barber of the Clay County Sheriff's Office requested approval to have the Sheriff's Office provide security services on the District's property, hook up to the electricity, and have the vendor install it.

Mr. Eckert stated the agenda can be amended to include a private security session by motion and then folks could be asked to leave where we just talk to the representatives from the sheriff's department with the board and staff. Since she's here now, why don't we take any other audience comments, make a motion to amend the agenda to include a private security session, and then we'd have to ask people to leave, but then they are welcome to come back in for the rest of the meeting afterwards.

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On MOTION by Chairman Steiner seconded by Mr. Bland with all in favor amending the agenda to include a private security session was approved.

A resident stated that he supports an additional security camera.

The Board entered a private security session at this time. This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 4:06 p.m. The public portion of the meeting resumed at approximately 4:13 p.m.

On MOTION by Chairman Steiner seconded by Mr. Hicks with all in favor authorizing a license agreement with CCSO for the use of district property was approved.

Mr. Soriano stated in front of you is paperwork for the Easter holiday spectacular market. We have had a change. If you recall, years ago we had one person that was a resident that ran what we call the Oakleaf Expo. She moved and handed it off to somebody else. That person has now moved and handed it on to Amy and Shawn. They have helped her run that in the past and they are asking if they can continue with carrying that on. The last time we worked with Donna was to make sure they understood a little better than the Oakleaf Expo did of controlling size and making sure everything was fitting in. Donna asked to do one expo a year here. They generally picked something during the fall and the last couple of years it's worked out to be in October. Before that it was usually done on Black Friday weekend. Easter is always done at your sister district. This request is to ask if you want to continue this route of allowing a resident to run the event on your property.

Chairman Steiner asked did you have any problems with the last event?

Mr. Soriano responded no. This one was always a little better. The one on the other side can be tough because of all the other programs. You have soccer, so you run out of parking spots. Here, the one thing I do is I ask the person in charge to coordinate with Wanda because of weddings. A lot of times we make sure we either don't have weddings or if we've already got them booked well before they pick out their date, we let them know because most of the time the wedding starts later in the afternoon, so it doesn't affect that. Then the coordination is parking. We have had problems with people leaving their vehicles in that back parking lot. The other

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problem is getting to the bathrooms. This one is going to be different. With us going through the process of locking down gates, they would have to come up to the front to go in, or it would have to be one of those times we open the back gates so they can come in freely since there is an event going on.

Chairman Steiner stated I assume you are well aware of the rules. I think it would be good for the neighborhood to have the events and we're willing to go with it, but we're in a unique environment because of the parking situation and like Jay mentioned, this building is utilized at times. If we can continue to work in the same manner that we did before, I don't see a problem.

Mr. Eckert asked did we have an agreement before?

Mr. Soriano responded Carla had one with the Oakleaf Expo and I think we wrote an agreement with Donna the very first year when she first came to us, but I don't think we've updated it since. I have gone through some of the rules with them, but I think there are going to be some things we need to update because of the way we operate now compared to back then. I asked her to write these up. That way I know they understand there is a lot involved to planning this out. In the past I required them to help with checking the bathrooms, they're supposed to have somebody out there to help with coordinating parking and for big events they generally have to involve a secondary and off-duty officer, so those types of things were coordinated with them directly. We put that stuff in that first agreement, we just haven't updated it since then.

Chairman Steiner stated I'm directing staff to go ahead and provide counsel with a copy of that agreement, and we will see what adjustments need to be made.

Mr. Eckert asked do you know if there was any kind of insurance?

Mr. Soriano responded I thought it was just our vendors. I asked Jason to put it together, but I thought the same thing that we do even with our food trucks so it's almost like a business. It's the same way with the food trucks. They bring the food trucks on, but the food trucks have to provide that information whether they're providing it directly to us or to them.

Mr. Eckert stated I will take a look at that. If Jason did it, I have it.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor continuing the resident run vendor fair was approved.

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THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the January 8, 2024 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 January 8th meeting.

On MOTION by Chairman Steiner seconded by Mr. Hicks with all in favor the minutes of the January 8, 2024 meeting were approved.

Ms. Giles stated next are your financial statements, followed by the assessment receipts schedule showing the District is 94% collected. The check register totals \$1,811,428.39. On the general fund you'll see why it's so high. It includes the FY24 debt service assessment collection of \$1.6 million. Then it goes into the recreation fund totaling \$154,933.22 and the capital reserve fund totaling \$24,886.65.

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

FOURTH ORDER OF BUSINESS

Consideration of Responses to Request for Qualifications for Engineering Services

Ms. Giles stated included in the agenda package is a score sheet and the evaluation criteria. Is there a supervisor that wants to lead the discussion?

Chairman Steiner going by the criteria, there were a couple of issues with the Alliant proposal. Looking at our ability to interface, they utilize subcontractors. There are at least three, possible four subcontractors. They have clearly identified them as being subcontractors. I think that might introduce some problems. It may be more troublesome than having to go to one company having full control over all the disciplines needed to provide support. The form 330 in their qualifications identified only three CDDs that they support. They only reported seven representative projects as compared to ten from Matthews. Matthews does not utilize any subcontractors and their branch office is in Jacksonville and their firm is based in St. Augustine. I'm not sure with Alliant, other than the branch offices that are located in St. Augustine and Jacksonville, but at least one of the subs is based in Tampa. The other thing is in Alliant's

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proposal the experience of the person that would be leading has a good background, but he's only been with the firm for a short time, less than two years I believe. Can I identify the rating I came up with, or do I need to continue to talk to the concerns of what was presented?

Mr. Eckert responded the Board can provide some opening observations based on their review, but it's important that you base this decision on the score that you put in the cell. You come up with the scores and that's how you figure out which person was ranked the highest and the person ranked the second highest. The easiest way to get through this is if there is a board member that has studied this and proposes scores by cell. You'll probably find there will be more agreement than disagreement and the Board can say that score makes sense and then we write it down and at the end we have a collective score sheet that the whole board has participated in.

Chairman Steiner stated under ability and adequacy of professional personnel I scored 20 for Alliant and 25 for Matthews.

Mr. Eckert stated we can just stick with Alliant first and if any of the board members feel differently about that, there will be a discussion. If not, then let's mark it down as 20.

Ms. Arnau stated that's exactly what I scored.

Ms. Mifsud stated I had them at 23 just because they seem qualified, but I believe with most of the Chair's comments on the general capabilities. I'm okay with 20 too.

Mr. Bland and Mr. Hicks stated they were okay with 20 points.

Mr. Eckert stated then we can do Alliant for consultant's past performances.

Chairman Steiner stated I have 20 points for Alliant's past performance.

Ms. Mifsud stated that's what I have as well.

Ms. Arnau stated I have 25 because I thought both of them were equal in the past.

Ms. Giles asked Mr. Bland and Mr. Hicks if they agree with 20 points.

Mr. Bland stated I concur.

There was no objection from Mr. Hicks.

Chairman Steiner stated under geographic location I gave Alliant 15.

Ms. Arnau stated I agree.

Mr. Bland stated I'm okay with that if not lower.

Mr. Hicks stated they're based in Tampa, right?

Ms. Arnau stated their home office is Minnesota.

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Mr. Bland stated I'd be okay with saying 10, but if you think 15 is sufficient, I'm okay with that.

Chairman Steiner stated I think 15 is sufficient from the standpoint that their local offices that would be utilized are here with the exception of the one in Tampa.

Mr. Eckert stated if you have a sense that some people are at 10 points and some at 15, you can pick something in the middle too if that works.

Mr. Bland asked are you good with 12 points?

There were no objections.

Chairman Steiner stated on willingness to meet time and budget requirements, I gave them 15.

Ms. Arnau stated I agree with that.

Mr. Bland stated yeah you can only go off of what is in there, which is the same for everybody.

Ms. Mifsud stated I had them at a 13 because they didn't seem to make any comments in their proposal about their ability to meet timelines and budgets.

Mr. Bland stated I'm okay with 13 or 15.

Chairman Steiner stated 13. Under certified minority business it's a zero.

Mr. Eckert stated it's a zero because they don't qualify under the statutes. It's either you get five points because you are a certified minority business enterprise recognized by the State of Florida, or you get zero.

Chairman Steiner stated they have submitted credentials that it's a woman owned business, but the one that it applies to is a subcontractor.

Mr. Eckert stated yes, it's not the proposer. You can take that issue into adequacy and ability of professional personnel, but this is strictly statutory.

Ms. Giles stated the next one is recent, current and projected workloads.

Chairman Steiner stated I gave them five points. It looks like they have the workload, it just may not match what we're doing. Does anyone disagree with that?

Ms. Arnau stated I gave them less only because it seemed like Alliant had less available time for us than Matthews did.

Ms. Mifsud stated I went with a three on that as well because it seemed like they had bigger projects, and we would not be a priority.

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Chairman Steiner stated I'm okay with three.

There were no objections from Mr. Bland or Mr. Hicks.

Chairman Steiner stated volume of work previously awarded by our District.

Mr. Eckert stated the score would be zero for both.

Ms. Giles stated I have 68 points total for Alliant. Now we can do the same thing for Matthews.

Chairman Steiner stated on ability and adequacy of professional personnel, I gave Matthews 25 points.

The other board members stated their agreement with Mr. Steiner's score.

Chairman Steiner stated consultant's past performance I awarded 25 points.

The other board members stated their agreement with Mr. Steiner's score.

Chairman Steiner stated the next category is geographic location. I awarded 20 points because both offices are local.

The other board members stated their agreement with Mr. Steiner's score.

Chairman Steiner stated willingness to meet time and budget requirements, I gave 15 points.

The other board members stated their agreement with Mr. Steiner's score.

Ms. Giles stated certified minority business enterprise is zero points. Next is recent, current and projected workloads.

Chairman Steiner stated that is five points.

The other board members stated their agreement with Mr. Steiner's score.

Ms. Giles stated the last category, volume of work previously awarded to consultant by District is zero for both as stated earlier. I came up with 90 points total.

Mr. Eckert stated next would be a motion to approve the scoring with Matthews ranked number one with 90 points and Alliant ranked number 2 with 68 points, and authorize staff to negotiate a contract with Matthews to bring back to the board for approval at your next meeting.

On MOTION by Chairman Steiner seconded by Ms. Mifsud with all in favor ranking Matthews #1 and Alliant #2 with staff authorized to negotiate a contract with Matthews DCCM was approved.

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FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Update on Impact Fee Credits

Mr. Eckert stated we got the Plantation Oaks Boulevard transfer done and the maintenance agreement approved. I just emailed that to all of you. That's really good because it made no sense why we owned that road, and it was really just a liability for us. I don't know what the status is on the Clay Electric easement, but they're going to have to go to the county now. We're out of that business in terms of having to deal with that easement that they wanted over the roadway. Nothing was signed that I saw. I don't recall if we got an agreement signed with the church.

Ms. Giles stated I think we did. I can follow up.

Mr. Eckert stated as some point we will need to look at that the agreement with the church, because that was connected to our ownership of the roadway just to see if that has to be tweaked a little bit. We can terminate it at any time if we want to. Other than that, we will keep you posted on what gets implemented in the legislature. There's not a lot that will affect you all and how you do business.

Chairman Steiner stated basically the four hours of ethics training.

Mr. Eckert stated yes, that was passed last year. If you do a construction project there are always changes on retainage and how that is released, but right now we don't have to worry about that.

Ms. Giles stated I have a note on the impact fee credits.

Mr. Eckert stated when the District built the roadways out here and funded the roadways and funded some county park improvements, the District gets impact fee credits. When you build a house and you get a CO on that house, you have to pay an impact fee to the county as a result of your impact on the community in that it needs more roads now, it needs more water, it needs more sewer, it needs more parks, etc. Those are called impact fees. However, when community development districts or developers overbuild, like build more than they're required to build, you get impact fee credits from the county and those credits can be used such as saying here's my credit, I don't have to pay you the money, go ahead and give me my permit. At here and Double Branch, the districts built more than was legally required as a minimum, so the districts got a bunch of impact fee credits and for a long time, the District's weren't able to monetize those or sell those simply because the law didn't allow it. So, the District would be able to sell them within its own DRI and its own development area, but the District couldn't go outside of that.

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The law changed to where it would allow the District to go outside of its development to sell those and then the law changed again to say it was retroactive, which basically means the District has a lot of impact fee credits on the shelf and since the community is pretty much built out, there's not a market for them within the community and we have been looking at alternatives for how the district can find a buyer for those credits.

Mr. Bland asked do you sell them to another developer?

Mr. Eckert responded yes, another development coming in, because what happens is if they go to pay the impact fees to the county, they will pay 100 cents on the dollar or whatever the county is requiring. What some developers have been doing is going to CDDs and saying I know you have impact fee credits on the shelf, we will buy them for 70 cents on the dollar. Then there is a transaction where we would sell the impact fee credits, the county would have to recognize and approve it, but they are pretty much required to under the statutes as long as it's in the same impact fee zone. We've had this happen in St. Johns County and we've processed a few of these, but we're talking the credits that you all have are in the millions of dollars. I think one of the district's was around \$5 million and you're not required to use that money to pay down bonds. You could, but you could also use it for the capital improvements you're going to make like the roof and things like that. Once the community is built out and you have them on the shelf, you can either sell them, or you can keep them and hope they will be worth more someday. I think what we would be looking for the Board to do is I'm going to prepare a memo that says exactly how many you have, what type they are, where they can be used; I want to have a conversation with the county attorney to make sure she understands this is going on, because I don't know if it's come over to Clay County from St. Johns yet, and then from there the Board needs to decide how you would like to try to market these, or would you like to market them. One of the things I'd like to recommend is that in the event you're ever going to build any more vertical space here, that you might want to set some aside that you don't use, because you don't want to sell them for 70 cents on the dollar and then have to go pay 100 cents on the dollar when you want to build something. We're in the beginning stages of that and the law just changed a couple of years ago that has allowed this to happen, so it could be a significant source of revenue if we can find a buyer.

Mr. Bland asked what was the previous rule on it?

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Mr. Eckert responded you had to use them within your DRI, which is a development of regional impact, which is just Oakleaf.

Mr. Bland asked but you were just stuck with them?

Mr. Eckert responded yes. Then lobbyists got involved saying that's not right. The structure before was making people pay twice or three times for the same improvement. It's a fairly fair system at this point, but you have to be within your impact fee zone, and I think Clay County has four or five impact fee zones, so it would be something around this area. If you haven't been approached yet, it's worth thinking about how you would want to market them. The last few I completed, one was 70 cents on the dollar with no commission and one was 75 cents with a 6% commission and the other one was 70 cents with a 6% commission. That gives you an idea of the market, at least in St. Johns County.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Ms. Giles stated just a reminder that it is an election year. We have two seats up for election; seat 2, currently held by Mr. Steiner, and seat 4, currently held by Mr. Hicks. The qualifying period is the second week in June and that is when you would go down to the administrative building to qualify. I'll keep it on my calendar, so you don't forget to do that. If no one runs against you, your name will not be on the ballot. If someone does run against you, you'll see both names on the ballot.

D. Operations Manager

1. Memorandum

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

Mr. Soriano stated our last community event was the Polar Plunge. The weather ended up being great, although the water was a little chilly. This was the smallest group we've ever had. Generally, we have about 40 or 50 people jump in and about 100 people present. This year we only had about 25 people, so I'm not sure what happened. There were a lot of events. Soccer started this last weekend, but we have pretty much always done it the first or second weekend of February because I like to make sure it's cold and a New Year's polar plunge, somedays we have 80-degree weather, so we typically wait. This was a warm February, so it was odd, but

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everybody had fun and we are on to our next item. We will be getting ready for Spring Break, and we bring back our movies on the lawn. That goes out with Spring Break and then pretty much every month we have something going on until we get to fall and winter of next year when we get back to Christmas and everything slows back down. There is one item in front of you that I just wanted to inform you of. I gave you a packet of trespass information. This was a case of us catching some ATV and motorcycle riders. I work most weekends, so I caught a couple over at Double Branch tearing up the fields. We were lucky to actually catch them. They evaded police officers, so they went flying down the roads and police officers had lights and sirens blasting but they didn't catch the kids, so there are a group of five who are residents and one who is not. I had them trespass. There were a lot more than that, but some got away. Some of these are your residents, some are Double Branch. Since they were trespassed, that takes it out of our hands. By county code, they are not supposed to be on property anymore, so I don't know that we have to do much outside of that, however I wanted to warn you because I have concerns that some of the parents may show up at the Double Branch meeting and ask for that to be rescinded. If that's the case, then we may go back and talk about suspensions or disciplinary actions that are carried out by the districts directly with any residents and then we have to have that meeting and we've sent out letters like that before and Mr. Eckert helps guide us through the steps involved with taking any privileges from homeowners.

I wanted to go over some of the open maintenance items on the report. Last week we started shutting the gates. This was kind of a soft closing. We put the signs up, but we're allowing them to go through, so they understand the gates are supposed to be closed and they're supposed to be checking in downstairs. I have some training to do with those guys to get them to understand how they are checking everybody in. There are going to be times we have special check-in processes, like with our tennis teams. We are probably going to have to work through that with the tennis pros so we can get everybody in and not slow the process down at the front. I couldn't shut the gates down today. I was hoping to show you guys how that worked when you came up for your meeting, but we had JEA contact us last week if you saw the email that went out Friday. We had to close this building temporarily to rip out the meter from the road and the front pipe that leads up to our building, which turned off all our water. They had no clue how long it would last and warned us it would be all day and could go longer. They usually do a pretty good job of limiting the time, so I just closed from 10:00 to 4:00. We have to make sure

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everything is clean and healthy. The fitness center is a little different because you don't have bathrooms to wash your hands or get drinks. They were back up and running by 2:00, but since I took the staff out downstairs, I didn't want to shut the gates down. Later this week we will start to stiffen up to where we have more hours that those gates are shut and a little later this month once everybody is learning the process, we will lock everything down to where everybody has to walk past that window in the front to check-in. I think this is the perfect time of year to do that, because by the time we get to spring break it's going to be busy.

We are still having problems with our old treadmills. We have the four that are up and running and that was what we wanted, but I'm starting to see some issues again with the old ones. I've been taking parts from the one that we pulled out to keep those running. We are going to eventually have to get rid of those two older ones, but we can address that when it happens and I'll try to keep them running as long as possible. The two newer ones are doing great.

If you guys were out and about, you'll have seen RMS has started their pressure washing for the fence lines, buildings and things like that. We normally don't start in February, but because of the warm weather I started it last week. We did all of Deerview because I get the most complaints out of that fence line. We will work our way this way and into the amenity center and other areas we do. Last year I talked about how RMS would be changing the rates. They were honoring the contract from 2010. The contract is not really needed because it's not exclusive, so if I need something and RMS can't get to it, I can go to an outside vendor. There was a big lump sum at one point for the whole years' worth of pressure washing and it was beyond amounts that I could pay so that's why it was set up. Now if I need them to pressure wash a road and it costs \$1,200, I have that ability.

We talked about resurfacing all eight tennis courts at the end of last summer. We decided to wait because we wanted to see what else we might spend money on and set it aside, so we broke it up and did the first four courts and were going to do the next four courts in the winter. December and January came, and the owner called me up and asked if we were ready, so I told him to hold on because it's a lot of money and I have to run it back by the Board to do the next four courts. This is something we planned on and something that needs to be done.

Chairman Steiner asked we just did some clay courts?

Mr. Soriano responded that was the first four. We have eight courts all together and he originally gave us a quote to do all of them at one time. Originally, that price was supposed to be

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lower. He gave us a good quote on this. This is the lowest per tonnage that he's quoted us, so it's lower than the first four. The problem with it is these four need a lot more tons of clay. He let me know if we wanted to cut a little bit, we could shave it off per tonnage the same way, so he's quoted per court. Ten tons is what he is suggesting and that is \$34,400.

Mr. Bland stated the less you put on there, the faster it's going to get torn up.

Mr. Soriano stated we put clay on a normal basis. If the clay is going away and it's not holding well, it just means Andy and the assistant pros have to throw more on. The idea is we're not purchasing as much.

Mr. Bland motioned to approve the proposal from BAB Tennis Courts to resurface four courts for a total of \$34,400. Chairman Steiner seconded the motion.

Chairman Steiner asked this comes out of what fund?

Mr. Soriano responded capital.

On VOICE VOTE with all in favor, the proposal from BAB Tennis Courts to resurface four courts for a total of \$34,400 was approved.

Chairman Steiner asked where are we with the heaters?

Mr. Soriano responded I am going to have them installed by two different contractors because the contractors I spoke to you about last month had concerns. They don't like how they're placed in that bank of six and they both came back and said they prefer to go back to one large heater. There are two contractors that I deal with when it comes to gas heaters: JD Chambers and Wally's. Wally's was one of the contractors that installed the first setup. They will not work with us at all because they want to make a purchase and they're marked up on buying heaters about 30-40%, so with that large \$50,000 or \$60,000 heater, just the purchase alone is well beyond anything we want to do. JD Chambers was the one that came out and worked on them before. His concern is just a little too close for the setup. He doesn't mind us purchasing them, he just doesn't want to stick his name on to it and not be able to honor a warranty. The warranty is only a year and those lasted longer than the large single unit and a lot cheaper. We were able to get Robertson Mechanical who did the install to give us extra years,

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but I don't think we're going to see anybody honor that. I need at least that one year. Our gas installer is able to install heaters, but they don't do gas. It does cover the warranty, but only three years. They can't do any of the electrical work, so I have to go to an electrician, so I have to have two contractors do the work to install. The good part is it will be much lower. The gas company that delivers our gas gave me a quote about \$650 per unit, whereas before it was a couple thousand for the pool contracting and heating company to do it. Now I just have to wait on the electrician.

Chairman Steiner stated initially when we spoke there was some concerns about our current configuration needing to be updated to meet code.

Mr. Soriano stated when I talked with Wilford Propane, it is not a code issue, it is really their issue. Pentair would like them eight-inches apart and they are just under six-inches apart. It's not a gas coding concern though. So, Wilford is going to make sure everything is gas code. That's where I have worries with two different contractors. It's hard they fight for that warranty. Pentair says you are too close and we're not going to handle anything for warranty, we will make a replacement. Then they go in and look at was everything installed correctly, so if they see that six inches they might have a problem. It's really if your contractor fights for that or not. Robertson Mechanical had no concerns. So, it was not a code issue. The more I dug into it, it was really their concern for doing the setup that we have compared to the one giant unit.

Chairman Steiner stated for the board members that may not be aware, these units even if they died the first year, they're only a couple thousand dollars versus tens of thousands of dollars. The other thing is when one goes bad, we don't have to shut the pool down because the pool is still being heated. I would like to see a long-term plan where we get two or three of the heaters on the shelf so we're not stuck having to wait for delivery and when one goes out, the others try to pick up the load of heating the pool, which puts strain on them, so the longer it takes for us to change it out, there is going to be a problem. So, I still think this is the way to go.

Mr. Soriano stated no matters how I added it up, I just couldn't find a way to go back to the larger units.

Mr. Hicks asked do we have them on the shelf?

Chairman Steiner responded not yet. It's a long-term plan. We've built up this thing working with the pump motors where one would have to be pulled out and rebuilt and we would buy a new one, put it in and put the rebuilt one on the shelf and they began circulating. This is

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the same thing here. As we go along, when one goes out we may buy two, put one on the shelf and install the other and if the other one can be repaired, we can do that too, but most of the time it's not repairable.

Mr. Bland asked the older ones you had spare parts, right? Now they're totally new so there's no excess?

Mr. Soriano responded yes. Cost-wise that would work out. As soon as we hook them up and start running water through them, they start to deteriorate.

Mr. Bland asked when is a good time to start looking at getting one for the shelf?

Mr. Soriano responded once we get them turned on and installed, I can look at the price next year. I wouldn't recommend changing one out every year or anything like that, but possibly by the second year we could do whichever one is in the worst shape, that way we're not doing what we did here where I have three that work; one works full-time; the other two cycle on and off because they're burning up. The one that is working full-time is trying to do all the work and it's getting inefficient as far as burning gas to try to heat that large pool.

Mr. Bland stated which is also burning more money.

Mr. Hicks stated I'm assuming we usually run into problems when it starts getting cold because they're working more.

Mr. Soriano stated right. When there are six it's not a problem because that's oversized. The original large unit was a two million BTU unit. When we have six working, we have 2.4 million BTU, so they're really efficient, you don't burn as much gas, and they can handle heating that.

Mr. Hicks asked maybe in the summertime we do an evaluation to see if we need to buy one to have one on the shelf?

Mr. Soriano responded we generally start testing them the last week of October so that we can turn them on in November and this year that's where we saw they're having too many problems and I had to bring in JD Chambers to do some of the repair work. That's when they told me the amount of extra work they were willing to do, it would cost less just to buy a new heater. That's why we're on this process here. That will be the plan to look at how we can keep one or two. As long as I have a gas company or electrician that can work on installing it, that's what we're doing. If we have one or two that are showing too much wear or deterioration, we

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just swap them out and keep any good working parts. That's still a lot less than a \$50,000 unit and that's just to purchase it.

Chairman Steiner stated I noticed you had your guys out finishing up the painting on the nature walk.

Mr. Soriano stated yes. The inside is all done and looks nice. Everything has the same paint, and all of the railings are complete. I started moving a couple of them. I'm going to cycle them on and off between other jobs we have to do, but I would like to paint the outside and spray seal the bottom side. When we went down there and started painting some of the railings there is graffiti everywhere and the kids have torn it up. This material that we used, the composite material has some recycled wood in there, but it also has plastics in it. The top is vinyl coated and waterproof, but the bottom is not. If I spray seal the whole thing and get rid of the graffiti, it will make that last longer. We will do that slowly because it's not something you see so it's not as high of a priority as some of the other things.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Jane Demyan asked did you order any of the heaters yet?

Mr. Soriano responded the order is set up, but I haven't paid for anything to be shipped out until I was sure.

Jane Demyan asked when do you think we will get the heaters?

Mr. Soriano responded I don't see that happening quick. I might get it done by the end of the month and you'll have a couple weeks of heating, but it's going to be a rush.

Jane Demyan asked when you do the lockdown with the gates, will the card allow you to come in?

Mr. Soriano responded no. The sign says you have to check-in at the front of the building.

Jane Demyan stated on Saturdays and Sundays the tennis courts open at 7:00 a.m., but you don't have your staff here yet. Are you changing the hours?

Mr. Soriano responded I'm not changing the fitness center hours. On the weekends we will have to address it. Even during the week, we have kids that open downstairs and sometimes I have to deal with them being late because they don't want to wake up at 6:00 a.m. That gate can unlock because I have timers on those magnets. It's the same thing at the pools or fitness

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center on the other side. I have a schedule in our access system. Even in the summer, people want to get here and swim laps first thing at the break of dawn. I don't want to go too early because I do want staff somewhere around. Our first guys for tennis usually get out there at 5:30 or 6:00, but I can allow it to open even before the fitness center opens up so they can go out there and they can go to the pool. It would be the same thing for the weekends. They scan at the front, that big gate opens up and they go in. The rest of the time there is somebody sitting at the window to make sure. Could we have problems in the morning if there is no staff? Yes. But usually, I don't see the problem in the early morning hours. It's the evening hours I see issue with, so we won't get to a point for late fitness center or the pool. I don't think it's the safest thing or the smartest thing. I can bring those plans of what we would like to do next month after we've done some of the run-throughs. Last week we had a lot of questions when we were working on closing the gates and we were finished fixing the one gate that was ripped off of it's hinges. That's what we will get at the front desk. What I want them to do at the check-in desk down there is try to explain how to go about those things so even the weekend that's what we will do to where they just scan and go in.

Mr. Soriano stated I have one more thing. This is a problem we can address later, but I need to let you know about it. It's a quote I've gotten from VerdeGo. We don't own the medians up here or at the front. If you notice, there are big concrete light poles. They haven't been lit up in years. Year ago, when they were digging that road and building the extensions to Royal Pines and putting that light in, they had to cut up our median and that's how they did that turn lane. We have lights there and we pay the bills for the lights. Part of that construction that allowed them to cut the turn lane cut the lights, so over the years I've had people ask me if we can get those lights repaired. It's not anything I can do. Clay Electric got back in touch with me after I bugged them about turning the lights back on. I talked to them years ago and they were supposed to dig wire and put trenching and conduit so we could hook those big concrete poles back up. The developer did do this with the landscape company at that time. I talked to Clay Electric four or five months ago and I had them meet with Chalon, because the concern was they did some work, but none of it is right or even in the right locations, correct?

Ms. Suchsland stated when they did the Daily's, a lot of things got moved and we can't find it, so that's the problem.

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Mr. Soriano stated so Clay Electric has no way to hook these things back up. We're not required to have those lights. They're not truly our lights, they are Clay Electric's and it's the county's median, but I do get complaints about how dark it is up there all the time.

Mr. Hicks asked where is it? I'm trying to picture it.

Mr. Soriano responded the new car wash is on your right, we have the big columns and our clock tower. That median there has light poles on it.

Chairman Steiner asked is this the same area where they cut the irrigation, and we had all that other trouble in there?

Mr. Soriano responded yes. We have fixed a lot of the irrigation, but the electric is separate. We have our pipes on the side of the road, but these are the lines going to the middle, so we would have to pay to have it bored underneath that road and have new conduit put in. Clay Electric doesn't do that. They leave it to whoever set up the contract.

Ms. Suchsland stated they would do the wiring, but we put in the conduit for them.

Mr. Soriano stated if we have interest in lighting that back up, that's what we need to do. Just to make sure, my concern would be that it is not our road, it's Clay County's, but we've always paid for lighting bills on this road. My concern would be liability and how it affects us if we were to decide not to light those back up.

Mr. Eckert asked you said the lighting is not required by any code or anything like that?

Mr. Soriano responded as far as Clay Electric told me, no. It was designed like that. Our engineers put those lights in for a reason for Clay County. As far as Clay Electric is concerned, they can stay off, but they get complaints too. People call in and ask them who pays the bills for those lights because they are very tall lights that just sit off. We are missing one or two poles.

Ms. Suchsland stated we're missing two and two that are currently there are not in working condition, so we would need to run conduit for those as well so they can hook those up.

Mr. Soriano stated the other two Clay Electric will bring back if we do the work. They removed them as part of construction.

Mr. Bland stated I live right there, and I don't know that I've ever paid attention to it.

Mr. Soriano stated usually the winter is when I get the most complaints. That gas station is bright, so that helps.

Mr. Hicks asked are they in the median?

Ms. Suchsland responded yes.

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Mr. Hicks asked would they cut the trees down?

Mr. Soriano responded one is in the middle of those trees more towards the front and you'll actually see the meter and the electrical boxes that are at the front of that median.

Ms. Suchsland stated if you drive that a lot, in the median we have put stakes up and there is a red tip with a yellow string around it. There are two staked up where Clay Electric wants to put the light poles, so you can actually see it.

Mr. Soriano stated the developer did their part and paid the landscaper to do it. The landscaper just didn't do the best job and if we want it done, that is what it would cost.

Chairman Steiner asked wouldn't there be some issue with DOT? They're the ones that said we had to cut the trees back, right?

Mr. Soriano responded they have an easement and I'm guessing that light pole is not in their easement.

Chairman Steiner stated I'm getting at the lighting of the on-ramp area of that complex right there.

Mr. Soriano that's where I said Clay Electric didn't have concerns with it, but I don't know that there is not somebody else that has concerns with that being dark. We don't own the road.

Mr. Eckert stated this might be a good task for your engineer when you get it under contract, because it will be able to look at that and let you know what you need to do and then I think Jay has provided what you might be able to do if you want to. I just think we need to know if it is going to be a requirement of code for us to bring that back up to shape.

Mr. Soriano asked can you pass that on? At first my thought was it might take up a lot of Mike Eckert's hours to dig in and see what the developer actually did. They did pay their landscape contractor, but like I said, it wasn't done well, and I don't know that I would waste Mike's time now to go digging back through that knowing that they at least attempted. If it's \$14,000 for us to put the lights back up and we don't have liability, then we just go ahead and do it.

Chairman Steiner stated I'd like to be sure that it falls on us to do that. It seems like there are an awful lot of players that would be involved in that intersection. All of that stuff that was in there, we covered some of it, but that's one of those situations where we handshake and cover it and all the sudden it becomes ours.

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Mr. Soriano stated we've seen that a lot. We have a lot of lines that run underground. The development didn't happen in a year or two, so many times we don't see it until a year later or more. We saw that with the school and that giant light coming across. We couldn't tell until there was a big enough wash out and we were able to stick our head underneath it and see the concrete base for that light pole is what was over that pipe. We get these all the time, it's just a little bigger than I would like to deal with. If it was a few thousand dollars to get those lights back, I would just move forward with it.

Chairman Steiner stated I'm going to recommend that we table this until we get clarification as to whether or not there are other players in this. This is now something new. It's been several years since that all was cut out, so they've been out for a while.

Mr. Soriano stated I'm good with that.

There were no supervisor requests.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 11,
2024 @ 6:00 p.m. at the Plantation Oaks
Amenity Center**

Chairman Steiner asked at what point do we look at our reserves? We had reserve studies done that tell us where we're supposed to be at periods of time. It's been some time since we've gone back and looked at that.

Mr. Soriano stated we just updated it about a year ago.

Chairman Steiner stated but we've had a lot of stuff going on in the last year, so that's why I'm wondering how we're doing on that.

Mr. Soriano stated we can go in and adjust it because what we did for most of them, not all of them like the fence was not planned in that, but everything else was. You had balances for your pool heaters, it just wasn't all in one year. We can adjust based on that. Things were in there, it's just we did them early, such as the roof. We just have to adjust to see where we sit in that percentage. We still have a lot of money in there, but some of the things we spent early were not sitting in the 80% we were at one point.

Chairman Steiner stated I just don't want to get to the end of the year and all the sudden find out we have a shortfall.

Ms. Giles stated next month is when we will start talking about what the Board is looking for in the budget. If there's anything in particular you want us to get proposals for to add to the

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budget or to consider adding to the budget, next month is when we're going to start talking about that. I know Jay looks at the capital reserve study and monitors what is scheduled to be done next year versus what has already been done and then we make those adjustments on the budget.

Chairman Steiner stated the only other thing I would ask is you had mentioned the fencing. That wasn't in the budget, but we did look at reducing and recouping those funds. Have we started that?

Mr. Soriano stated I worked with them the last couple of weeks to try to get a good schedule and get the one guard off the basketball courts. That will cut down a bit and leave us \$78,000 on a yearly basis, so this is an ongoing thing and after a few years, we recoup that.

Chairman Steiner stated we looked at the fact that we would be able to recover it over a period of time.

Mr. Soriano stated we also keep high hours for our off-duty officers and a big portion of that is because of the basketball courts. They just hit me with an increase. I was a little upset because if you recall, last year they had a very large increase, but they warned us. I believe it was 16 or 18%. They did warn us this time, but not quite as much. It jumped up \$8 an hour, so I do have to go in and adjust because they asked for that January 1st and it's not something we want to get rid of. I just have to figure out how to adjust so that everything fits in our budget.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the meeting was adjourned.

DocuSigned by:
Marilee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary

DocuSigned by:
Michael Steiner
FFB7F92090414F7...
Chairman/Vice Chairman