

**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, **March 11, 2024** at 6:00 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 <i>by phone</i>	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Alex Acree <i>by phone</i>	District Engineer
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Minutes of the February 12, 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 February 12th meeting.

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On MOTION by Mr. Hicks seconded by Vice Chair Mifsud with all in favor the minutes of the February 12, 2024 meeting were approved.

Ms. Giles stated on page 29 are the financials as of January 31st, followed by the assessment receipt schedule showing the District is 95% collected, and the check register is on page 42. In the amount of \$135,668.48. You'll see there it's broken up by the general fund, the rec fund, and the capital reserve fund. I see no unusual variances in any of the financials. Unless there's any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement for Professional Engineering Services and Work Authorization No. 1 with Matthews | DCCM**

Ms. Giles stated behind the agreements is a form of work authorization. Tonight, on the phone line is Alex Acree joining us. We'll meet with Alex on site with staff a little later to go over that project. But this is just ratification of the agreement. On page 111, behind the agreement is the work authorization number one with Matthews Design Group. Unless there's any comments or questions. I just look for a motion to ratify.

On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the agreement for professional engineering services and work authorization number one with Matthews | DCCM were ratified.

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Draft Fiscal Year 2023 Audit Report**

Ms. Giles stated I think your agenda says draft, but we actually got the final audit report in just a couple of days ago, so we were able to switch that out on the iPads. But, as you know, districts are required, along with cities and municipalities, to have an annual audit done by an independent CPA. Behind tab five is the financial report from Grau & Associates for the fiscal

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year ending September 2023. It's a 33-page report, and they've done a great job. There's a couple of things I want to highlight for you. On a page 115 of your iPads under the paragraph of opinions, it says, in our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities in each major fund of the district as of September 30, 2023. And then page 141, the third paragraph, under internal control over financial reporting. It says, given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be a material weakness. And then page 143, these are each of the letters. I'm just highlighting the positive comments there. It says in the third paragraph, in our opinion, the district complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2023. Then on page 144 is the management letter. And halfway down, it identifies the purpose of this letter, and it talks about those three areas there. And if you go to the next page, it has an answer below each one of those. Current year findings and recommendations, none. Prior year findings and recommendations, none. And then for item three, compliance with the provisions of the Auditor General of the State of Florida. For each of those items below there, it gives a positive answer. For instance, in paragraph one, there were no significant findings. Paragraph two, there were no such matters discovered by. And so on. This is an independent auditor's report so we're just looking for a motion to accept it. In between all those pages are all the details of the audit. If you have any questions or comments, I'll try to answer those. If not, I just look for a motion to accept it.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the Fiscal Year 2023 audit report was accepted.
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**SIXTH ORDER OF BUSINESS****Discussion of the Proposed Fiscal Year  
2025 Budget**

Ms. Giles stated this is the board's opportunity to provide any guidance to the staff on the fiscal year 2025 budget. In the absence of anything specific, we'll just look at the financials, all the historical data, and we'll watch each budget line. If they've increased or decreased, we'll adjust accordingly. Jay, is there anything you want to add that you'll be looking at?

Mr. Soriano stated not really. Most of the increases were asked last year for things like more staffing or to be able to go out and do projects. Subcontractors cost a little bit, many times a lot more than doing it in house. That kind of drives up the repair and replacement lines,

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especially with this happening. It's great right now. I actually do have the extra maintenance guys. Both you guys and your sister district asked for one other maintenance guy. So, I have more maintenance guys than I've ever had over eleven years of being here now. But it's nice get things done. I just watch those numbers. I see staffing hours going up, but it's also supplies because if I put them towards paint, I got to give them a lot more paint, too, so they get a lot more work done, but I got to get them more equipment and supply. So, I've really been watching those numbers last couple of months. They haven't fallen into what you're seeing yet. You got to see a little bit of it, but it's going to keep going up, especially in the summertime. That's when we get a lot of requests. So that's going to go towards that next budget. I don't see anything major looming. In fact, most of the major things we decided to do early, like the roof. That was done early, or the fence line was a big project, but that wasn't even something that was in the capital plan. So most of those things, we don't have any real large major issues coming up yet, so that won't affect it. I think the biggest part is going to be things like staffing. We were lucky last year, but we really didn't see any increase. I was able to take what we did the year before with a small increase and make that last. I just don't know if I see that this year, but I don't see anything major unless there's any request for anything from you guys.

Chairman Steiner stated we had gone ahead with our previous engineering and what went on there, and I believe most of the reports have already been done that were necessary. But I'd like to make sure that that line item is possibly raised a little bit more, being we do have an engineer and I can think of at least one project that I'd like to have them look at, but possibly more. And I realize it is a space keeper, but it is something that I think needs to be shown. And also, the only other area I have any concerns was with the security line because of the fact that we put in this fence to offset that. And I was hoping that we would see it go down a little bit and it's still steadily climbing right now.

Mr. Soriano stated well, you won't see those. So, the security that you're seeing is almost two months behind when we do financials. So, this month, as I mentioned, we've kind of closed the gates. In fact, you get out there now and people are meeting and greeting at the front window and asking a lot of questions. How do I get in? I've never had a card, things like that that you're seeing, but all those gates are kind of closed. We're going to do that quite a bit. We've been doing it during the daytime hours here and there. I've been cutting it down when I'm not here. So, at night this will be actually the latest we've gone. Since I'm here tonight, I keep the gates closed.

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We haven't done a weekend yet. I wasn't going to do that during spring break. But until spring break is done, security is staying on. But I have already worked with them to adjust those schedules, so you'll see that drop down in the future. I can't really go through how it's getting adjusted, but it does go down because of this. And that's working out pretty well. I think it's going to be a long process for the gates and the residents to get an understanding. Had so many from tennis they don't use the pools or the gym, but they're residents here, some that have lived here for quite a few years and they've never gotten a card. And we know there's people out there like that. If they don't use the facility that you have to check into, they don't get a card.

Chairman Steiner stated yeah I'm not trying to drive out this year's budget. What I'm looking at is on our next year's budget. Seeing that beginning to start paying for that fencing.

Mr. Soriano stated we did drop it down for this year. My concern was whether we'd go over because we didn't make it. We also did that, if you remember, for Clay County Sheriff's Office because we knew we were adjusting their schedules last year, too. We just didn't know things like how much the increase was. They increased last year. They also increased this year a great amount. So, we went down. So now I'm just watching it to make sure we try to finish under this year. But yes, for next year, that's what we'll look at the idea is to pull that out. I'm hoping I have some padding that can put to those other things. That way it's not high, but, yeah. The security line is one we're looking at.

Chairman Steiner stated yeah, those are the two of the areas I was thinking.

Ms. Giles stated the only thing I would add to that is we'll approve your budget at your June 10 meeting and adopt it at your August 19 meeting.

Mr. Soriano stated with that, I remind everybody for items like that, whether it's engineer lines, staffing lines, things like that. That first one, I'll try to give you guys lots of options on things that I believe we need more of. Because your first round, if you put out an increase, that's your highest amount. Those rounds, after you can only go down. You can't increase above and beyond that. So, the first time, I'd always look at it and try to be on the higher side to be safe. And then we figure out, did you really need this? Do we need to do this this year or can we put that off another year or two and so forth? And then that way we can have wiggle room to come back down if we need it.

Ms. Arnau stated kind of start a worst case scenario.

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Mr. Soriano stated right. Because if there is an increase, then we do have to notify all the residents, which also costs a couple of thousand bucks in mailings that we have to send out so that they can hear about what's the increase going to. But then if it works out, we go back down and there is no increase. It's no big deal. But if there's going to be an increase, we can't go up above that initial statement of, this is what we're looking at.

Ms. Giles stated we'll leave that on the agenda just to give the board the opportunity to talk about the budget as it's coming forward.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

There being nothing to report, the next item followed.

#### **B. District Engineer**

Ms. Giles stated welcome Alex Acree. This is the Middle Village CDD. The five supervisors are all resident supervisors. There's three in the room and one on the line and one absent tonight. And the staff is Jay Soriano. You met him at the previous meeting. This district does have a project. Jay, could you just give us an overview of that for Alex and then we can go forward from there?

Mr. Soriano stated in the process, we'll be looking at, I guess, any requirements or needs for certain lighting. Years ago, when the place was developed, we did have very large median light poles that were installed on Oakleaf Plantation Parkway all the way up by the end of Middle Village boundary, right there by the Discovery and Challenger ramp. During construction for the extension and Armstrong CDD, they were disconnected, some of the poles were removed. And this has been quite a few years ago. That development did take a long time, too. That developer had their contracted landscapers bore under the road to run new conduit, and it didn't get done correctly. Not in the right place or enough room for what Clay Electric needs to put the lights back. So now that all the work is done, well, most of the work. We did just have some damage because of new work the county is doing on that corner. Most of the major development is done there. We would like those lights back. The amount that was paid for the previous landscape company for the other district that didn't get done right is kind of out the window. And if we want to replace, we would have to just do the work ourselves. But we're looking at, are we

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required to be the ones to do all that work, or does this fall on somebody else? So really looking at those particulars and even the legal side, what's required here is where we're at before we move forward. We've already gotten a proposal from our landscape company to do new boring and run new conduit so that we can hook them back up. We did this in conjunction with Clay Electric. When they were out here, they walked us through everywhere that we needed to dig. So, we've already got the proposals. Just whether it really falls on us to do it or not. I'll send you a map of the area, the proposal, what we're looking at doing, and see if that kind of falls in. And then, like I said, if you can just let us know what you think on your side for us to do it. I don't know too many people realize those lights aren't there. Many of you guys may realize that. A couple that are there, you have noticed some of the last month that aren't lit up. The poles are still there. They've not been lit up in years, so most people don't notice it. But I do think it would be helpful to have that lighting back.

Chairman Steiner stated one of the things that I would like to go ahead and see is the fact that a lot of things over the years have been done to make beautification work and those kinds of things for the area. Clay County has the medians, DOT has that intersection down there. We get looked at like well, you've always done this in the past and to be quite honest with you, we need to get out of that mode. Our development activity has pretty much stopped from the developers. But there were a lot of handshake deals, and we would just like to get a clear picture of whether or not we have to do it. If we have to do it, we have to do it. But I don't want to see us expending what is a reasonably high level of funds for something that really is somebody else's responsibility.

Mr. Acree stated yeah.

Vice Chair Mifsud stated is there new way to maybe encourage some of the businesses at that intersection to, if it does become a cost that we have to shoulder, something that they could be a partner with us on?

Mr. Eckert stated we can certainly can talk to them about that. I don't know how many businesses we're talking about. It's probably not enough entities to be able to create a special assessment area to deal with that. I wouldn't recommend that. It's only a handful. But you certainly could talk to them about that, try to show them why it would be a benefit for them to participate and be able to show that if you participate, we can get this done a lot quicker than perhaps building it into our capital cycle that may be two, three years down the road.

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Vice Chair Mifsud stated and there's no recourse on the landscape company that did the original work?

Mr. Eckert stated I don't know the answer to that. I've not looked at it. But somebody would have to give me all the documents or I'd have to research them and the transactions to figure out what happened there. I wasn't involved with it at the time.

Mr. Soriano stated just to throw it out, it might be a little close of how much we would spend for anything legal. Because the cost at that time, I believe East West Construction spent about ten grand to do this. The proposal now is \$14,000 or \$15,000. So back then it was ten grand. So that's kind of a minor legal. So, we might spend as much money just trying to recoup any of that if that was the case. That company has also changed hands quite a bit over the years. There's one major owner for DTE, but lots of partners. They even changed to R&D for a little while. A whole other company in this part of Florida. So, it'd be a little tough, but we can always kind of look at it and see what East West Construction did. They did give them a check to do the work, but doesn't mean they checked that the work that was done.

Mr. Eckert stated I think the threshold question, which I do think is worth researching, and what your engineer can do is, are they required? That's the first thing. Because if they're required, then it's really not a choice.

Chairman Steiner stated and the thing about this is, in response to the businesses that are there, if they're not affected, I mean, the service station is lit up amply, McDonald's is lit up amply, and they're not sitting right near that area. The only one that may possibly have a say over needing that would be DOT because it's that intersection that has the traffic lights that they wanted us to trim the trees back for and all that. So to me, they would be one of the ones that possibly would have a requirement. But again, is it Clay County's? Is it ours? And that's what I would like you to take a look at, Alex, if you would. And this may be a good chance for you to get familiar with our district.

Mr. Eckert stated yeah. But I think that it's, first, is it required? And then second is then whose responsibility is it to fix it? Because I would look at county, DOT, CDD are the three suspects, I guess you would say, that might have to be the one that has to satisfy the obligation.

Ms. Giles stated Alex, Jay will send you some more information on that. And thank you for joining our call tonight.

Mr. Acree stated that'd be perfect. We will dig in.



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**C. District Manager**

Ms. Giles stated I have a reminder about your form one online requirement. It's no longer emailed to the county. And then your ethics training. You won't get a certificate for your ethics training. So, if you want to shoot Courtney and myself an email and just say, I've completed whatever the courses were you completed on whatever day, we can help you try to keep up with that. No requirement for you to do that. Just an option for you.

**D. Operations Manager**

Mr. Soriano stated we were supposed to have a movie for spring break at the beginning of the spring break. I moved it around just to try to make events last a little longer. We had food trucks this last weekend over at your sister district, and then we invited some more food trucks for this weekend and we'll do the movie this weekend. That way we had something to begin spring break and something at the end. Hopefully we'll have decent weather for that. Right now, I'm not real excited, but we'll see. We are currently in spring break at the pools right now, so everything is open. Lifeguards are here. They're kind of teaching everybody. At the end of spring break, we started our virtual egg hunt. The map is at your sister district. We did it here one year and the turnout is just not as good, even from the residents that will take part on both sides. They did all their egg hunting over there, and two or three came over here and went through hunting all the eggs here. So, we just don't get the turnout so we've gone doing just the map on that side, and then we've also restarted our takeout Tuesdays for our food trucks. Now these are the ones that are actually here. Other than when we do the movies at the pool, the trucks aren't here. They do their thing in the parking lot. We don't even have control. We said we would like them to follow rules because they're in Oakleaf. But that sits on that asphalt in the roundabout parking lot. That is that every 2nd, 4th, Friday that they alternate. One month is over there at your sister district, and then fourth is here and back and forth. But every Tuesday there are trucks down here, just a smaller gathering where you'll see down there. Sometimes they have eight trucks, nine trucks. Over here. It's just two trucks, maybe three of them. If it's a Blanding night. The same night, though, over in Double Branch, they'll also have a couple at our amenity center so the residents don't have to go back and forth. There are trucks here every Tuesday in both locations. And then I just wanted to give you guys an update on the heater. We did get an agreement put together for the gas company. I'm just waiting for them to send it back to me for

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the install on the heaters. And I have to wait on the electrician. They haven't agreed to everything on their side. So, once I have that, I've already ordered the heaters. Even if they get to us before the agreements are done, they'll just sit there and wait. The pools are starting to warm up now when we have those warm days. So, it's not a concern for heating for our lap swimmers. Now they're already in the pool. So, if I get the heaters and I got to wait a couple more weeks for an electrician, but we're still moving forward on. Moving on to the maintenance side. Mike, I just wanted to ask one thing. I kind of forgot when we were on our call, but are we waiting for CCSO to give us their user agreement or were we supposed to make one for the usage of the clock tower?

Mr. Eckert stated they were going to provide us with their license agreement that they've used in other places is my recollection.

Mr. Soriano stated I'll remind them so I can send something to you and Karen because I haven't received anything since she was here. I know that they were still looking at this, but they started talking to us about other items too. So, I'll get with her when she sends us that agreement. I'll forward it on.

Chairman Steiner stated as a point of clarity, Mike, when we had the minutes and went over the review and so forth, I made sure that I had requested only basic information be put in there about an agreement with CCSO but no other matters.

Mr. Eckert stated yeah, that's appropriate.

Chairman Steiner stated okay, so from that standpoint, I have asked that. I believe it's in this one.

Ms. Giles stated on your iPads?

Chairman Steiner stated on the paper copy. Oh, no, that's right.

Ms. Giles stated it was on Jay's report. On Jay's report, the language is there, but on the version on the website, we adjusted it to not give that detail.

Chairman Steiner stated I just wanted to know if I was being over cautious. It seems like if we go into a private meeting to discuss an issue, then we need to keep any discussions on that private matter very general if we are in a public meeting.

Mr. Soriano stated I already touched on our fencing. We are slowly working through that. This process, I believe, of kind of alternating when the gates are open and things like that. I've planned out with the staff downstairs for the next four to six weeks. And then what's going to

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happen is they're actually going to take that first step of being a little stricter where right now they're letting people go through, even though we know some of them, we see them every day. They don't have their cards; they're going to have to get cards. It's going to upset some people, but that's part of using the system. That's part of being here. I had some questions like, well, my kids, nine, can't they be out there? They can be, but if you're not going to be around, they need a card and they can get a card. We even provide the first child card free. And then after that, over the years, we've decreased the cost. So, it's eventually going to have to happen. But right now, we're still just getting questions, no major complaints. And then just updating you on the pressure washing. You guys have seen the guys out and about. We mentioned last month we had started on Deerview. We've done the Whitfield fence. If you saw them out there. We've done the Whitfield playground. And then we have our back fences that were requested a long time ago on that sidewalk that runs all down the back of the highway behind Whitfield. I had them do those fences. They always kind of get forgotten about. And then next we'll be working on Hamilton Glen. And then from the clock tower east. So, they did Whitfield up front going towards the ramp. But now we'll work on the other side of that road going towards clock tower. And then we'll also hit the columns at our entries. Those are a little bit quicker, but those haven't been done yet. And that'll be this next month.

Chairman Steiner stated along with that, I noticed you've had your guys do the painting of the benches and they look good. But are they scheduled to be pressure washed as well?

Mr. Soriano stated usually we do the sidewalks here and then the same week, we try to get the whole building. So, we do the outside of the building. They'll do the sidewalks and then they'll do the benches since they're right there. So that will probably be more like April or May. Not that I want to push it off that long. But what happens with some of these things, as soon as we pressure wash it, it only lasts a couple months. Even on this building. We start getting covered in bugs and things like that around the outside. The wedding time is most important. Wanda will want us to wash the building again come June for all our summer weddings. So, I kind of wait till that last minute for this one. But they'll get to that yet because the arms look nice and everything's glossy black. And the white seats aren't the greatest. Unless there's any questions about any of those other maintenance items on there. That was really it for mine.

Chairman Steiner stated I was going to ask counsel. Did you get what you needed on the Easter market?

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Mr. Eckert stated I don't know but I think Jay has been working with Karen.

Mr. Soriano stated she sent me the agreement. I sent it off. She hasn't signed this one. She had no problem with the other one. She did that one first because that's Easter at Double Branch. This one's usually the one in October. So, she first wanted to focus on that, and she did it really quick. But I haven't seen any of the other accompanying paperwork, like she needs those insurance forms. Everything like that, we want on record, so I haven't seen that part yet.

Chairman Steiner stated the reason I asked is, I believe you asked to take a look at what we had.

Mr. Eckert stated correct. My colleague, Karen Haber, who helps provide backup support here, and actually has a lower billing rate than me. She's been working with Jay on that.

Chairman Steiner stated I just wanted to make sure we close that.

Mr. Soriano stated if you guys want. She did a great job, too, because we did think of a couple other things that we talked about that weren't really in any agreements before. So, we did go over that. Everything kind of got bullet pointed in there. Once we're finalized, I can send that to you guys so you can see, because in the future, it seems like every few years, somebody moves out and wants to just give it over to somebody else. And we need to know if there's anything else we might want.

Ms. Giles stated with the pool heater and the gates update, do you want to leave those on the agenda or remove?

Chairman Steiner stated I'd like to leave the pool heaters especially and leave the gate until we go ahead. It just is a reminder that we haven't closed it out. There was something else that escaped me.

Ms. Giles stated you're the chairman, so when you remember it, you just let me know.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments / Supervisor Requests**

Sheila Kerr stated I'm here today because in Timberland, when you first walk in those towers, those brick towers that you have there, the one in Timberland is getting ready to topple over. It hasn't been hit. If you come out of Timberlake, you can see it. It's leaning this way. And my concern is for the residents who live in that house there. They came to me to tell me about it, so I went up there. I think I sent Jay a picture of it. I don't know whether you got it, because I did it on my iPad, but I think I sent you a picture of it. That is going to fall. And my concern is it's

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going to fall on those residents there. They're not old, but I don't think they'll be able to get out of the way if it's toppling over.

Ms. Giles stated okay.

Sheila Kerr stated Jay answered my question about something else when I was listening to his report about pressure washing those columns that lead to the community. Thank you. The only other thing I have is that fence that when you leave Forest Brook or Turkey Point to come out that's facing the park on Deerview, panels are missing out of it. Just whole panels. Initially, I thought Jay was having it repaired because I said that's the only thing that makes sense, because whole panels missing. And they're lying there right in front of it. I'm going, what's going on? And so I don't know who took it down, how it fell down, but they're out, and that needs to be repaired.

Ms. Giles stated thank you.

Mr. Soriano stated we'll get the panels. The panels weren't out when they pressure washed it.

Sheila Kerr stated no, they weren't.

Mr. Soriano stated you can tell because ones laying on the ground are nice and white. So, this happened afterwards. When you have that kind of stuff, just email me. But with the homeowner, the other one. I've known about this column for a couple of months. We saw it when we were decorating for Christmas and we started kind of watching this. I already got with companies that come out and had them look at it to try to figure out how you fix it, what to do. It is a very big, heavy thing. It's not little. Now, none of them were in any major concern. It's not going to topple over, or at least that's the way they feel. But it is a bigger project where I do have to go through permitting with the county. So, we've been working with that. I did get them to give me a proposal, I talked to Mike. We looked over the proposal. It is not a big cost. It's going to be a few thousand dollars of labor to lift this thing back up after we do the permit. That's going to be including the permit process. But I noticed it so we started working on this. Then in December, January, we're taking all the decorations down. If you can, please let the residents know to contact me right away, not to talk to other people and go roundabout or even wait for a meeting. Talk to me right away so that when we have those things, I can get working on it quickly. Like I said, I did have a couple companies come out. I got one good proposal that passed along with their wording for their agreements that Mike and I are working on. We did

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have one point that I wanted to let you guys know about. It's not a real big sticking point, but they had wording in there for arbitration. If you want to explain that real quick, Mike.

Mr. Eckert stated it's one of the things that companies do to consumers, which is not very fair, but they put an arbitration provision in, and that makes it so it's cost prohibitive to actually pursue a lot of things. But the other one about this one that they did is even worse because they basically said, if we have a problem with anything they did, we have to go to arbitration. But if they have a problem with anything that we did, they can go to court. Because basically it says, except for if you owe us money, everything goes to arbitration. Well, what that means is the only time they sue somebody is when they don't get paid anyway. It's a one-sided provision, but I'll work with Jay on that. I don't think it's a huge issue. I mean, it's about a \$3,000 contract. So, the likelihood of us ever pursuing somebody for \$3,000, you would spend more than that. So, I'm not terribly concerned about it. But it is something I needed to point out to Jay. If it were a \$30,000 contract, I would be telling you don't agree to that at all.

Mr. Soriano stated I didn't think any of you guys would have concerns with something like that. But as long as there's none, me and Mike will keep working on it. So we can finish up the contract with him and get everything scheduled so we can get that working. With the last step, too, though, even after he's paid, the contracts are done I have to wait for the county to finalize permit for it. They're going to drive helical pilings into the ground. That's about 21 to 23-feet down in the ground.

Sheila Kerr stated but the problem with that, Jay, is that public works is involved in that now because of the drainage right there. Their water pools right there in that neighbor's yard. And they know that they have to correct that because they've been sent letters and stuff.

Mr. Soriano stated well, they didn't send any letters about the column. Public works just started going out there. But it is their right of way. It's our column, but that's their right of way. So, we have to work with them. Now, as far as them caring about our column, they don't, but they do care about their right of way. So, I'd like to get it fixed. But yeah, we got to work with them to finalize that.

Chairman Steiner stated are they going to be doing any excavation in that area to fix drainage or anything like that? I hate to go in and fix the column and then have them come in the next week like they did for the manhole covers out there and go hunt for them underneath the pavement.

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Mr. Soriano stated that could happen at any time. Let's say we did it now, ten years from now, they needed to come in and dig a new pipe it's their right of way. I don't know if there's anything we can do to kind of protect ourselves from something like that.

Chairman Steiner stated what I'm talking about is immediate.

Mr. Soriano stated oh, no, they won't give us a permit.

Chairman Steiner stated if public works is in the process of having to fix this, then we should follow after they get done fixing it.

Sheila Kerr stated but they're dragging their feet.

Mr. Soriano stated I was about to say the culvert, as you go down that road into the neighborhood, has been damaged for 13 years, 14 years, and it had a barricade above it. If they fix that drainage, it's not going to be for years. I mean, they're doing a good amount of work in this area and I just doubt they would be able to permit if they had to do something in that area, too. I can check with public works to see what the plan is, but I don't see them tearing that up anytime soon.

Mr. Eckert stated we've dealt with these kind of repairs before in other places where we have sea walls and things like that. This fix is probably a better fix for ensuring that if there is digging off to the side, that it's unlikely to affect this, because you're talking about going straight down 22 to 23-feet, rather than trying to find more lateral support.

Sheila Kerr stated the problem with this is it's lifting these people's driveway up because that water is rushing under.

Mr. Soriano stated that part we can't do anything about. That's not our property there. We have to deal with the sinking of the column. I feel bad for them but that's the part that they have to talk to the county about and say, my driveway is starting to wash away or move, it will shift. That was actually one of the companies I called was a sidewalk company that does things like hydraulic lifting to pump that stuff underneath. To see if we could lift that way. I don't know if either the job wasn't big enough for them or what. But they didn't give me a proposal. So that would be something that that neighbor would have to deal with.

Sheila Kerr stated they are dealing with it now, and they're dragging their feet.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 8, 2024  
@ 2:30 p.m. at the Plantation Oaks  
Amenity Center**

March 11, 2024

Middle Village CDD

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:

*Marlee Giles*

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Secretary/Assistant Secretary

DocuSigned by:

*Michael Steiner*

FFB7F92090414F7...

Chairman/Vice Chairman