

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, **April 8, 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
Jonel Hicks <i>by phone</i>	Assistant Secretary
Julie Arnau	Assistant Secretary
Shawn Bland	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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:30 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Shantoya Jones stated the gates were brought up at our HOA meeting a couple weeks ago. And I wanted more clarification about that. I don't know if I have to comment or if I can ask a question. They were mentioning gates alongside the lake in the back area to separate off, I guess, each community.

Mr. Soriano stated that was just part of our discussion in the past. Not that we're going to do that, but that was one of the things we talked about to deter our ATV and minibike issues. These are not gates that you would have to check in and scan the card. The discussion was so that they don't have this long, straight away to ride their motorbikes and everything. They would have to actually get off, walk through the gate, open it up, get back on their bikes or ATVs and

April 8, 2024

Middle Village CDD

drive, which would deter it a little bit. But that was the discussion for that. It's not for any other type of gates like the gates we have here. That's a little different.

Shantoya Jones stated that was my understanding. I just wanted to mention that I've been here before, too, and I feel like those type of gates would just be, I'll race you to the gate and back. So, I don't know that that would necessarily deter that.

Chairman Steiner stated what we're trying to look at is, there are two entrance points that can be used to access the promenade by motorized vehicles that we're trying to control. There are two onramps, so to speak. Down at the new townhome area, there at Towering Oaks. The main thing is that is the only community that doesn't have the wall. All the other communities have a wall. So, in order to get onto the promenade, they're having to probably come into or out of that area. They also can come in through any of these areas here and enter in the area where the wall stops down by the Preserve condos. What I've got a strong concern about is the speed that these vehicles are traveling and they are flying down that area. And there's quite a few people who walk. And I'm concerned that somebody, either a child, an animal, or a person is going to get hurt. And we've been trying to deal with this for probably ten years before the condos were built. We used to have golf carts going back and forth through here. One of the things that's been looked at, and we'll discuss later in the meeting, is the fact that trying to come up with some way to control or hinder that without impacting those people who need ADA access or those people who ride bicycles and are courteous to pedestrians. I'm afraid that, you know, if we come in and make it too locked down, then we're going to go ahead and impact some of our residents that do utilize it. If you're hearing things, I'm glad. We need more residents to try and identify who these people are that are flying up and down so that we can at least track back. They may not even be residents of Middle Village. They may be coming in from other areas. I believe there's been some sightings over in phase one in Double Branch, where they were over in that area causing issues. The gating is not meant to keep anybody out. It's a way for us to come up with some way to deal with what I'm considering it to be a potentially dangerous environment.

Shantoya Jones stated that was my understanding that it was to prohibit or, deter those on the motorized vehicles. But I just wanted to present also, it may also encourage in those vicinities racing to the gate and back. But I thought that this was like a meeting to vote yes or no on the gates. And so I was like, this is the first time I'm hearing about this, let me come and see what's going on.

April 8, 2024

Middle Village CDD

Chairman Steiner stated no, at this point in time we're trying to look at what options are available. I've got concerns with the fact that we've had vandalism going on in these locked gates out here. Right now, it is a big issue. So as far as any kind of gates going along that promenade, I got a feeling they're going to get torn up faster than we can repair them, probably, but we are needing input. If anybody has some suggestions, or if anybody can get photographs or provide information or know where these people are coming from. If we go and contact the sheriff's department, they have to be here. These people are coming through at random times. So, if we bring in the sheriff's department to go and put an off duty officer out there, we end up having to pay for that. And it's a matter, if we had a good, firm schedule as to when they're coming through, then we can have them come in for a couple hours and sit down there and take care of it. So, anyway, that's the issue. It's not a new issue. It's an old problem that we're coming back to look at again.

Ms. Giles stated so the gates on the agenda is something different. Jay is going to talk about that later.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 11, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated the first item on the consent agenda is the minutes of the March 11th meeting. It's on page seven. Unless there's any comments or corrections, I just look for a motion to approve.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the minutes of the March 11, 2024 meeting were approved.

Ms. Giles stated on page 24 are the financial statements as of February 29th, followed by the assessment receipt schedule on page 36 showing the District is 95% collected. And then your check register is on page 38. It's in the amount of \$202,580.90. It's a little higher, but that's due to the FY24 debt assessment payments. You'll see those assessment invoices there following the check register. The general fund is for \$49,859. The rec fund is \$144,955.64. And the capital

April 8, 2024

Middle Village CDD

reserve fund, is \$7,766.03. Unless there's any comments or questions about the check register, I just look for a motion to approve.

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

FOURTH ORDER OF BUSINESS**Discussion of the Proposed Fiscal Year
2025 Budget**

Ms. Giles stated I just want to have the budget on the agenda to give the board the opportunity to talk about things that they want to see added, taken away, or changed. Any board guidance that you have for staff. If not, we'll prepare the budget based on historical invoices and what we know to be true at the time. Sometimes we'll get emails from the vendors. Jay, do we have Poolsure here? That's one that usually they give us an increase after we've already approved our budget. And then Clay County Sheriff's Department went up in January of 2024. So those are the things that we watch the invoices and that we just know to adjust on the budget. But if there's anything specific you want to see this month and next month is the time to tell us. I know we talked about additional maintenance staff and how adding one person is going to affect several line items, but Jay and the accountant and I will work on that. But if there's a capital improvement or anything like that.

Chairman Steiner stated I was going to ask Jay if we have any major projects.

Mr. Soriano stated not in the report for this year that was expected, but there are some that we've forgone in the past that I would probably look at this year. One of them, this was kind of dealing with Mike's complaint of wanting to paint. It was actually set up for a couple years ago to paint this whole building. We do touch up constantly, but we've never painted this whole building. That would be a very large project and very costly. It was already set in our capital plan to have been done years past, but I didn't do it. We've done things like replace the roof. It looks much better. But a good paint job all around would be good. So, I'll move that tentatively into this year. Since we didn't do it last year, that could easily be a \$30,000 job for this building.

Chairman Steiner stated that should come out of capital.

Mr. Soriano stated right. So that would be a capital item, which still runs into our budget if I don't have that plan. But as far as in the reserve study right now, there's no major expenses for this year. In fact, the one I was worried about coming up in the next few years, we've actually

April 8, 2024

Middle Village CDD

already done; the roof. The roof we did a little earlier. So, at the moment we don't have any concerns with A/C units or anything like that. At least not planning. It doesn't mean something couldn't happen. Just not planning that right now. My concerns are going to be more for the things like landscaping increases. Not only that, but we've constantly been doing more enhancements outside of the contract. That's extra. And usually, I'll take that out of repair and replacement, common area maintenance, or capital if it's a very big project. It's still all going to come out of your budget, but those are extras above and beyond that normal landscape line. The extra maintenance is hourly. That's ongoing every year. And then also just our day-to-day staffing is actually going to be a big increase. If everybody recalls, our minimum wage plan in Florida goes up \$1 every year. Things like my lifeguards I actually have to go up even more because they're giving a dollar while the guys coming in behind them are going to be matching the same rate if they're minimum wage. Most of ours that was part of us undertaking lifeguards by ourselves was we would pay better than minimum wage, which we did. That means I might be at \$1.50, \$1.75, \$2 an hour increase a year for the next three years of total. I haven't brought that staffing line up yet. We've been holding on to that for two years, and that was the original number from way back when we had a contractor doing it years ago. We've been keeping that same staffing number. I think it will have to go up. So, when we look at things like that, that's where we're going to kind of see increases in those lines. But that's where we're also looking for if there's anything in specific you guys want to see here when we do this year that I just have to plan for.

Mr. Bland stated did we ever come up with a systematic maintenance schedule for the boilers and replacements?

Mr. Soriano stated no, we didn't put it down. We did talk about planning on quicker replacement. So, not letting them get to that 7th winter or anything like that, that we would actually replace a couple every, say, three years, even if they're not bad, we will go through and try to track them, whichever ones have you had an inkling of problems. The first of two or three we want to replace and go through that. So, we did talk about it, but I didn't finalize anything and set it kind of as an internal policy, which I can do because unlike our regular A/C units, I shouldn't have to plan to replace them early. We know that's going to happen with the pool heaters. Just the wear and tear even if you're buying nice titanium heat exchangers, chemically treated water is going to tear those down. There's a reason they have that short lifespan compared

April 8, 2024

Middle Village CDD

to like an A/C or heat or building pools are different. We're just planning on doing it a little earlier so we don't get stuck waiting on it this year. So, I can put that in place. And luckily it's low enough. It already kind of fits into our capital. But basically, we'll be ahead of the game where three years from now, even though they're not out, let's go ahead and replace two. And we know that expense is going to be back.

Chairman Steiner stated these are in the neighborhood between \$2,000 and \$3,000 for the heaters right now.

Mr. Soriano stated right now that's what I get. It doesn't mean a couple years from now they won't be more expensive. They're a little more expensive than they were when we installed them, but I'm able to get lower pricing now. Mostly it goes through my contracts because of all the motors we bought, all the equipment we buy, we get it like we're the builders, so I've gotten good pricing.

Mr. Bland stated and if we have a scheduled-out maintenance plan, that will help the price as well. You know, it'll lock them into a price.

Mr. Soriano stated it kind of negates any kind of warranty, but it's like our motors. When you go on to stock piling motors and equipment, we lose the warranty time on it. As soon as I buy that, I lose that partial warranty for a year or two years or three years, it's just sitting on the shelf, but I know it's ready to go, which makes it quicker and easier. And we will have gotten the purchase price at that time not three years from now.

Chairman Steiner stated maybe I misunderstood, Shawn, in your thought process, the maintenance plan that you're looking or talking about would be applied to the installer.

Mr. Bland stated correct.

Chairman Steiner stated at this time, Jay is pretty much that maintenance guy. So, it's internal at this point in time. The only thing that we would be dealing with is the licensed plumber or whoever we go to get may not be the same one each time. It just needs to be a licensed tradesman. So the maintenance plan is really laid on Jay to ensure that we keep adequate spares. And to make a trial and error over time decision as to how frequently we need to get in there so that we don't end up not being able to use the pool because of that maintenance plan.

Mr. Bland stated I was talking about parts not the actual installment.

April 8, 2024

Middle Village CDD

Chairman Steiner stated so from that, the best we can do is when we order one, we order two and build up the supply on the shelf, whatever Jay feels comfortable with and what we find is the failure rate, that would pretty much drive how many we keep on the shelf.

Mr. Bland stated right. But we can add that to the budget. That's all I'm saying.

Chairman Steiner stated from that standpoint, if we were getting \$10,000, \$20,000 worth of supply put on the shelf, then I'd say that, yeah, we need to be cautious because as Jay says, the warranty starts the minute we put it on the shelf, whether it's in use or not. But so far these have held up very well and it's a risk. But we're risking a much smaller dollar amount than that big boiler.

Mr. Soriano stated yes, for us to stockpile, three, four, or even six of them, at our rate, we're doing a \$15,000 job. Just one of those boilers we were looking at \$50,000. So going this route, it's still going to be better. Those smaller numbers, when you look at something that's just \$3,000, \$4,000, so even our pool motors, when you go through that capital reserve, it doesn't actually break out and say, you're going to replace slide number one or slide number two. When it's just a motor at a time, \$3,000 still sounds like a lot for an electric motor. But he puts an allowance in there each year and that's already built into what we kind of bank away and that allows me to buy those. So that's what I'll be looking for is almost to increase that allowance, not putting a big project every second. So, the roof that was actually a spelled out project. I think the original number was closer to \$70,000. Fifty grand is still a lot for roof, but that was in there as one big project at a certain point, I think it was still two years away so we did a little. That's kind of the input that we're looking for to make sure we have that planned out in there. We're doing good with our capital reserve, but we're also starting to really spend a lot more, so just to plan out properly and make sure we don't put ourselves in any kind of problematic place eight years from now, ten years from now, or anything like that.

Ms. Arnau stated I don't know if this has anything to be involved in putting it on the budget per se, but it's maintenance. The old fencing around the basketball court looks awful, especially on the walkway side. Can that be repaired?

Mr. Soriano stated the one on the walkway side is actually going to change a bit as part of this. So, we didn't have this company do that work, but that's going to get increased because we want a ten-foot height on that, sort of like we did with the tennis courts.

Ms. Arnau stated so will it be the same kind of fencing or will it be the wrought iron?

April 8, 2024

Middle Village CDD

Mr. Soriano stated you're talking about the mesh, right? Yeah, it'll still be that type, but it's going to be taller, but it will be new so you won't see any of it curled up.

Ms. Arnau stated yeah, because they destroyed it on the bottom.

Mr. Soriano stated the newer stuff on the inside, we can replace that because that's curled up, too. However, now that you've got control on this, I would say kind of wait and see. Years ago, when we didn't have this fence and they weren't worried as much about that, there was actually never a fence around that basketball court. We added that later. It wasn't because of people saying, well, you got to keep the balls in. It was because they wanted to enclose all that, and have that security guard sitting there watching who came in and out. Now we don't need that as much. It's check in station downstairs. You can always get rid of some of that fencing. I would still keep something, even if it was a shorter fence, to help with them not chasing the balls now. But it's the back fence that I'm worried about. It needs to be high enough so nobody's jumping and trying to get in other ways. We have a ten-foot fence over at Double Branch, and every once in a while, we still have kids that like to try to climb up. It's a lot rarer since we got rid of the smaller fences and put up that ten foot, but it still happens.

Ms. Giles stated we'll have this on the next agenda also, and before I move forward, as soon as we finished roll call, Alex Acree called in. So just for the record.

Mr. Hicks stated the pool is my baby. I talked about this last year. We had an issue with the concrete being pushed up by the tree roots, causing a resident to trip and fall. I was wondering, has that issue been dealt with? And if it hasn't, is there any way we can deal with that while fitting it into the budget without causing any extra problems?

Mr. Soriano stated the one you're talking about. Yes, that one actually ended up getting repoured. And we mentioned this last year that it wasn't one that we could grind down. The tree root underneath of it was so massive, it was pushing it up more than just like a quarter or half inch. So, we had to break that up and actually pour a new one. That was done before the pool opening last year. Now, one about two slabs in front of that starting to get pushed up a little bit, too. If we can grind it enough, we will. If not, we'll have to break that one up too. We do constant sidewalk repairs out here for things like that. And you have to go kind of in that level where when they're higher, they're priority, and then all the way down to the lowest, which is about a half to a quarter inch before we have to start looking at them. Not that we don't want them all flat. It would be nice, but yeah, that would be pretty much the whole job would be going

April 8, 2024

Middle Village CDD

around doing our sidewalks at that level. I mean, if you look right now, you're actually getting sidewalk work from Jacksonville as you go out around the clock tower. And I believe the main reason for it is Clay County is doing a ton of sidewalk work in the area. So, they've been cutting up our sidewalks. And if you go over that bridge, you'll see everything going towards Double Branch amenity center on both sides they've been working for the last month, month and a half of replacing that, both sides. So, because they're in the area doing the work, I'm sure that pushed Jacksonville a little bit. And now they're doing work down there, too, which is good. I like to get that, but that's the same thing. There's so many linear miles of sidewalk in this county. We have a ton of our own right here at the amenity centers. Our little spots that go back to other areas that are not really the amenity center, but they're recreational areas, our playgrounds. That's all stuff we have to deal with. So, we do already do that, Joe. But increasing that, it just increases the repair and replacement line, which is always a good idea because we can get to it faster. So, we talked about the extra staff person. I've already mentioned that once. I have an extra staff person now. It would be nice to put another one on. I've got more now than I've ever had in the time I've been here. This will be my 12th summer. And you know, it's nice to have all this extra hour, but that also increases our expenses because I have to get them more supplies. It's not just the hourly for the person themselves, but I got to be able to supply them too, to do whatever work I'm sending them to do. So, it's a little exponential. It's not just, I have a plan on their hourly rate or anything like that. I have to plan on everything they're going to do, too. So that repair and replacement line does go up. And if we're doing extra projects, then that's what we're going to see. And some of it is, I really want to do this for safety minded side something like the sidewalks, because we're at 20 years, so a lot of these trees are definitely getting bigger, pushing on more sidewalks. So, we know we're going to see it more now. I definitely have more sidewalks repaired than I did ten years ago. So, we just have to put in so that will be in there. I do believe, the repair and replacement line and the capital line will have to go up to handle a lot of these projects we want to get done on a regular basis.

Mr. Hicks stated okay. Honestly, I was just concerned because I was specifically talking about the pool area. Because, when you're talking about the pool area, you get a lot of people walking around barefooted and to have that concrete sticking up like that, it could be a problem. That's all.

April 8, 2024

Middle Village CDD

Mr. Soriano stated not that I lay it on them either, but it is something that's noted. We just had our inspections last week for our pools and they do that kind of stuff. They'll come around and walk. They want to make sure not only is your pool clean and water great, but they do check pavers and sidewalks and they point out any concerns. There are a couple sidewalks, I have concerns, but they didn't see any. Doesn't mean they're not there. It just means they weren't as concerned with them. The one that you're speaking of that we brought up last year was one of our last real big ones that I was worried about.

Chairman Steiner stated Jay, how are we on the pool furniture? Any of those issues coming up?

Mr. Soriano stated some of the first sets that we bought a few years ago right before we slowed down from the pandemic, they were starting to kind of fade and even rip a little bit. So, I did purchase this year, extra webbing. It's that canvas that goes in between the slings, and we just changed them all out. So, you got about 20 new chairs. They look new. They're not really new. All the fabric on them is new, the green fabric. But the frames themselves are the ones we bought now four years ago, five summers ago. If you recall, the reason I went with those slings is it's much easier than those old strap chairs where we got to boil the straps and stretch them one at a time and wrap them in. It takes a long time. These, you pop off the caps at the bottom. It takes a little power to pull them out, but they basically slide out and the new ones slide in place and lock back in. So, we were able to do all those and get them up and running for the first weekend. We try to get a lot done for spring break, but we're not going to get everything done. We still are working right now, but we're open on weekends now for families out there, so lifeguards are out there on weekends. So try to get everything as much as possible up and going. So all the furniture has been redone. The one thing we did when we started that purchasing process, Mike, is I did cut the numbers down a little bit, and we went in three sections. One year we bought whatever it was, 50 or 60 lounges, and the next year we bought another. There's a few hundred chairs and lounges out there. We didn't go back to that full number, and I don't know that we need to. Years ago, we were seeing issues of overcrowding. One thing we did to stop that was put computers at the pool, and that helped slow it down quite a bit. And then, of course, we had our pandemic issues, and that slowed it down even more. Last year, it's finally getting back to normal, but we haven't seen that overcrowding issue yet. So unless there's a special request, I wouldn't say we could go back out there and start packing in all the lounge chairs where we had

April 8, 2024

Middle Village CDD

probably the highest point, somewhere around four to 500 pieces of furniture between chairs and lounge chairs out there. We can hold 700 people on that day. We haven't been anywhere near that in years. So, I don't know that I would rush to get back.

Chairman Steiner stated I thought we were where we need to be. But I know, we're always trying to identify things ahead of time. I just want to make sure that we're still okay in that environment.

Mr. Soriano stated it's on my list of things. Yeah, we can definitely put a lot back on that deck. I just don't think the need is there. And I haven't gotten that request from residents either. That's when I start to really see it. People will come out and say, it's too packed. I don't get a chair, and I come down all the time. You know, of course, Saturdays are always going to be a little busier, but the rest of the time, if we have 500 lounge chairs out there and only 80 of them get used Monday through Friday, but Saturday is packed, then there's another issue. So right now, we're good on those, but it's still one of those things I keep an eye on. I would love to have the place look like a big resort, but there are other things out there I think we need deal with first.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have no report at this meeting. I'm still working on the impact fee memo that I told you all about and hopefully I'll have that done by next month. That's what I anticipate.

B. District Engineer

Mr. Acree stated I have the documents from Jay to review regarding the lighting at the intersection as well as the proposal for the foundation, so I will be looking at those.

C. District Manager

Ms. Giles stated I just wanted to remind you as often as possible. Don't forget your Form 1 is online and it's due by July 1. I finished mine up last week and it even gave me a receipt that I submitted it. So if you haven't done it yet and you need any help, just give me a call. I feel pretty comfortable that I could talk you through it over the phone. You did it on paper before and scanned it or took it down to the Supervisor of Elections office, but now it's a requirement online

April 8, 2024

Middle Village CDD

and then your ethics training. I know, Mike, you're finished. And if you want to email me and say, hey, I finished whatever courses, I maintain all those emails. If not, there's no requirement for you to. You're not going to get a certificate, there's no requirement for you to show proof, but if you want to exchange an email with me, I'm happy to do that with you.

D. Operations Manager

1. Memorandum

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

Mr. Soriano stated we've had a couple of district events. We were in spring break during our last meeting. Everything went well. We did just have our resident run event. This was the vendor market that was done twice a year by different residents and passed on to a new resident now. So, this was her first time running it. There were some minor issues but all in all it went well, it was this past weekend. I did have a lot of complaints with parking and there are probably about 30 cars that got towed. That falls a little between sport's and hers. But I always tell them, the more they communicate with each other beforehand and the more they communicate with parents, that's going to be helpful. And I just didn't see that enough. So, it's something she's going to have to learn. We did put those expectations in there, but it's going to happen. We get towing on regular weekends when it gets packed over there, sometimes people pull up and make their own parking spots. In fact, one of our supervisors called me, wanted me to tow a JSO car. They parked on the grass. So right where Clay County's doing all the sidewalk work, these guys were pulling up over top of brand new sidewalks, going to the grass, because they didn't want to go park in the parking lots at the school or the Village Center. Now, by the time I got there, I took some pictures, sent them to the sports. They had people go out and moving them. So, the tow truck didn't get any of those guys, but we had many others in the past, and that was. That was just a regular sports event. So, when you throw those extra things into the mix, I know it can get tough. That's why we asked them to do things like provide an off-duty officer, help them with parking, help with cleaning. She did send me pictures of a parking lot, nice and clean after the event to say, we did our part. But, there's little things I think she's going to have to learn. Her next event will be over here on your side. We do it in this back parking lot. And that's normally the one that she's been doing for Halloween the last two years. So this lady keeps the same schedule. That's what I'll expect to see. So as soon as I have a date from her, I'll

April 8, 2024

Middle Village CDD

let you guys know. We have our movie on the green coming up. This is our last movie on the green because in May, we start our dive in movies. So we go back and forth between the two pools. We start off over there at your sister district for the first one in May, and then we come here in June. We take July off. We're not trying to pack in the pool anymore. In July, it's already busy enough, usually. And then we come back there in August and September, you guys have the last one. Then October, we get back to using the green because the pools are a little too cool. And then, of course, our yard sale. We put that on the website and sent it out by email. But when I can, I'll try to communicate with the HOAs. We don't always have updated management information for all the HOAs, but we'll let them know because many of them have gates or things they would need to coordinate to make sure if they want to take part in the community yard sale, they have to do. And then moving on. I do have some items for you on our maintenance side, and there's one thing on here that I want to give you an update on. This was recent, so it wasn't there in time for my meeting. Alex should be involved in this one a little bit. It is for the lighting at the median, so really just discussion. But I did want to let you know that Clay Electric contacted me last week about another project on the other side at your sister district but I took a few minutes to talk to him about this issue here at your median and these big lights. He let me know that you can only do two lights. So, the two that are there are the only ones that can be lit up. We cannot get the other two back. He has been out there to look at it and kind of measured everything out. But where they cut away the turn lane and made the median. He doesn't feel comfortable putting in that big concrete pole in that small amount of space anymore. They feel it's a liability issue. They don't want to put those two poles back so that already cuts out a little bit of our problem. We do have two that are there that stand up right now with lights that don't work. So, we still have to do a lot of the jetting which will become expensive. However, that's the only two that they would turn back on. So, Alex, looking from your side, it's really input on any requirements that the district has to be the one to put this up. I did talk to Clay Electric about that. He didn't see anything that he knew of. It was more of a kind of aesthetic issue. But he said the two lights that are there that are left would serve more of the ramp side, which I think would fall on FDOT. So, if they had concerns with that being lit up, maybe that's something they can take over the median for. I don't know. But that's what we're looking for really is what requirements there are. If we don't own the median, we don't own the property on either side except for the big bell tower. For us to be the one handling the cost for those two

April 8, 2024

Middle Village CDD

lights. And then I'll get with Chalon to update. It will be a little trenching that would come off if we don't have to do the other two. But the jetting work and the bigger amount, the expensive stuff to get under the road and over to the electric box, that's still all going to be the same, whether it's two lights or four lights. And then to go through those other open items, the fences, if you guys have been out here, walk around, for most of this month, everything has been shut down. We are still kind of intermittent, but there's no schedule to it now when I have it, for the most part, the last couple weeks these have been shut. When we're working on something, we'll open them up that way when people see us there they don't stop and ask, hey, can we go through your open gate? We just let them go. So, there are times we're still doing things down there. There are a few people that have not accepted it very well. So, we have had three cases of vandalism already. We've had our signs stolen. And the gate that was already ripped off once has been damaged twice. They actually grabbed the handles. So the little crash bars have handles on the outside just big enough to put your fingers in so you can pull the gate. They've actually pulled that handle off now twice when you got bigger bolts. And then they just keep wrenching on it, pulling it until they get it off. These last ones are quarter inch bolts, so they're not coming off easy. But there are some people that just don't want to walk around, or they just don't have cards and they know they can't get in. Even though we're not being strict yet, we're informing people you have to get your cards. No one's really getting turned away. And whether they're actually residents, I don't know, but we let them know. If you live here, that is a requirement. You have to have your card to use the property. That's always been the case, it's just different because now you have to check in downstairs. So, I've ordered new signs for the gates to let everybody know it's emergency exit only. They're not supposed to be going in and out. They are supposed to check in at the front. And we moved our other ones to be on the outside. So there's just a temporary sign that you'll see hanging from the gates on the inside. But we've also moved to adjusting our security. We've talked about that. I can't really give specifics, but if any of you want to know how we've done that, we've cut that back a little bit and we'll continue to get to the point that we wanted to be with this fence here. And I'm hoping that'll take the next month or so and kind of get everybody in the mood. By the time we're at summer, everybody should expect that these are the rules, I got my card, this is how I check in guests, this is where I go. Things like that. They know what's expected of them. So still maybe two months away, but we will get to that point. And we've warned everybody that we're being lenient now, but we will get more

April 8, 2024

Middle Village CDD

strict. Then update on the pressure washing items. They're working on playgrounds this month and then moving to roadside going up towards Hamilton Glen. We've gotten some of the bigger roadsides done with Deerview and Whitfield, but one of the next big projects you'll see for them is our building. I haven't had these guys do the building yet this year and we're coming into weddings. That is a separate bill not included with the fence lines. But it is going to be a little different. If you recall the RMS contract that we had years ago, 2010, they would wash this building. It was like \$300. They can't do that anymore. It's going to be a little more expensive. So just to forewarn you but it is something I want to get done for wedding season. Because of those low prices and that old 2010 contract and pricing, they would do this building three or four times a year. I'm not looking at doing that. I want them to wash it really well and if we can make it through the second time at the most, but that's not typical to wash three or four times a year in any commercial building. I know it gets used a lot. I know the weddings want it to look nice and clean, but to do it three or four times, I think that's a bit of a waste.

Chairman Steiner stated will you include the benches in that cleaning of this building?

Mr. Soriano stated yes, the benches and I do the circle sidewalks out there just because after a long time, you look down there and you'll see the rain and the flowers and things you get that kind of builds up on those sidewalks and that's the wedding lawn. So, we tend to do those sidewalks there also.

Chairman Steiner stated are we looking at any policy changes or the need for any policy changes or fees? We have the cost in for the grand lawn down there. And now that we've split that up a little bit, are we looking at having to change any of that?

Mr. Soriano stated no, not policy. Wanda bugs me a lot about getting pricing changes to increase those, but that's different. A lot of times we would do that later in the year. We can do it planning for the budget to see if it brings in more money but we are still extremely low on our usage for rooms and patio, things like that. And I know she looks at it and sees, well, if you're renting out bottom of the barrel, it's nice because you're used every weekend, but also it doesn't give any value to your buildings. So, I know she's constantly looking to increase that. I don't like to increase every year. So, I'd like to look at it and see it's really needed this year. Great. We can discuss that. As far as policy and rules, I think we're pretty much where we've been for the last few years. Actually, we haven't changed any policies over the years. The only thing we've done is go through some of the wording to make sure that it's directing what we need. And nobody can

April 8, 2024

Middle Village CDD

make an argument of things like how a guest pass works or anything like that, or who's a resident or how that works. I have gotten one that pushed back with the fences, actually, because it was a caregiver. We actually just went through that kind of stuff and put that in and spelled out how that works a little better. Over the last couple years, we've added that policy. So I think we're good on the policy part. I don't think the next thing we'll have will be until pricing, and we can look at that as part of budgeting and do that at the end of the year with our public meeting, because we'll have to advertise that when we do it. If we do any price changes, we have to advertise that as a rate here in the meeting.

Chairman Steiner stated just off the top of your head, do you have an idea of the rentals as far as owner, non-owner, or nonresident?

Mr. Soriano stated our nonresident has gone down a little bit, and I think that has more to do with the last policy change we had probably about six years ago. We made the rules that you could only rent one time a year and that kind of made some change in how we saw that. We do have some families that come to us and want to rent for a wedding three times a year. How many people in your house are you going to marry this year? And what we were seeing was, they're renting it out for a friend. I know some people would look at that like, oh, that's my benefit for living here. And I paid into this so I can do that. But we have such a drastic change in resident price versus nonresident price. Really, all you're doing is taking away from our neighborhood. That costs us, and it's an expense, and we're giving a benefit to the resident at a loss now. So, we've changed that, and that's helped out a lot. I don't know that there would be any change in that policy either. But what we may want to do, that's the same thing with pricing is looking at changing those two prices. We talked about keeping the resident rate really low so you can get this room for a wedding for 150 people and it's \$700. That to me, is still bottom of the barrel. And the problem I have with that is it's a nice benefit for living here, but at the same time, it means I don't care about this place if I wreck it. Even if you keep my \$500 as the deposit. You know, that's a lot of times what we see and Wanda has to deal with it. So, she's the one constantly asking about it. I agree with that a little bit. But I do like that it's a low cost and you can do it relatively cheaper. But then you go to the non-resident and it's \$1,500. So there's that big disparity.

Chairman Steiner stated we had a lot of issues with wedding planners.

Mr. Soriano stated yes, that has helped with that.

April 8, 2024

Middle Village CDD

Chairman Steiner stated what I was looking at was whether or not the room was being utilized more heavily by residents versus nonresidents. Because we are competing with across the way in this general area. I think you've mentioned the fact that even our nonresident has got many advantages here than it does over there because of catering and all that other.

Mr. Soriano stated right. Our nonresident rental is still high. It's kind of evened out a bit now with that policy because people aren't trying to just rent it for their friends anymore. They want to keep it for themselves. We do every once in a while get one that kind of makes us think, is that really your household? But I always tell Wanda and the rest of the staff that we're not there to be detectives or anything like that. As long as there's not a problem and they swear to us this is my daughter or whatever. Okay, \$700. Make sure you're here for the wedding so we know it's you and your family. That's helped out with that. But as far as changing, whether it's just residents or not, we get a lot of nonresident rate because we're still really low for nonresident. The fact that you get this room for 150 people. Our chairs and table rentals are even lower. You don't have to go to that outside company if you want ours. Ours are kind of clean, but that's really low. You're paying a couple bucks for each unit and you don't have to worry about somebody trucking it here before and after your event. You don't have to be forced to go through a certain caterer where when you do these other places, you have to go through their caterer or like across the street at Eagle Landing, you have to go through them. That makes them more money. We don't do that. You're getting the room. So, it is extremely low. To me, though it wouldn't be the policy. I think our policy is done well.

Chairman Steiner stated what I mentioned is mainly the pricing.

Mr. Soriano stated I think we do need to look at that. And years ago, when we first did that increase, Wanda and I made calls and look at other facilities that would be comparable to see and made up a little chart for you guys so you can look at it and feel comfortable saying we're the bottom, we don't need to be the cheapest thing out there. Doesn't mean we need to be really expensive because they're just getting the room. We're not doing all that extra work. We had talked about that at one point, too. Do we want to pay for staff to be here to set the place up for them or anything like that? I'd rather not. I'd rather just push the room. But it doesn't mean we need to be dirt cheap. So, we can look at that and I can direct staff to start making some calls, and we can put that table together for looking at that. And like I said, after the budget process, when we go through that last meeting, to make it easier, we could advertise that as a rate hearing.

April 8, 2024

Middle Village CDD

Since we have to do the public hearing with the budget, too, that makes it easier to do it all in one night.

Chairman Steiner stated the key thing is this facility is a revenue generating offset to what we must charge in assessments. So, from that standpoint, and at one time we were getting up close to \$80,000.

Mr. Soriano stated almost \$90,000 was our highest year.

Chairman Steiner stated that's a substantial offset and helps manage the cost increases of everything else.

Ms. Giles stated we have a couple of months before August, and that's the month Jay's referencing. So just look at the policy, think about it, and let me know if that's something that we want to put on the agenda. There's a requirement for 28 days and 29 days for a public hearing. So basically 30 days that we must advertise for that. So, if you'll just look at the policy and maybe let me know in May.

Chairman Steiner stated I'll take a look. My terminology was a little off. I was talking rate schedule. I don't think we have any problems with our policies. It's mainly focused in on the rate schedule. And we did have rate schedules for the grand lawn and beyond.

Ms. Giles stated if we increase those rates, we have to have a hearing.

Chairman Steiner stated yeah, that's what I would get into more than the policy.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Shantoya Jones stated I'm having an event in here on Friday evening. Wanda just sent me an email that there's no glitter allowed. However, in the long contract and all the stuff she had to sign, that was not mentioned. So, I don't know if that's going to be included in there or not.

Mr. Soriano stated you're not supposed to have glitter.

Shantoya Jones stated I'm not planning to have glitter anyway because I don't want to have to sweep it and clean it up.

Mr. Soriano stated the biggest problem is we can vacuum and we do mop quite a bit, but even then much of it sticks in and that's a textured vinyl floor. So it sticks. Yeah, it stinks that, after we have one or two, they're going to do it. That one I don't view as a major damage or anything like that. We've never kept any deposit, but we still warn them and we put it into the emails. So, between the emails and the long contract, you'll see a lot of rules for that reason, if

April 8, 2024

Middle Village CDD

we did have any kind of damage, then we can keep the security deposit. I get that. And you'll see tape on our walls because it rips the paint eventually and I still get people to do it.

Shantoya Jones stated I don't know if this is really appropriate for this setting, but I don't like that I have to mop this entire thing and clean the bathrooms. But if there was like an extra cleanup fee that I could have paid in addition to my rental, I definitely would have gone that route because I'm probably going to contact a janitorial service or cleaning service.

Mr. Soriano stated we've discussed that too. We have discussed that kind of stuff. Just like I talked about our attendants could put on the tables and break them down. And I've even gone back and forth with Wanda about that because it does help me when I have a broken chair or a broken table, if it's our staff putting it down, we find it right away where when they do it, they don't mention to us and we don't find it, until a week or two later with the next wedding and we pull out a table and the table legs completely snapped off or something and they just folded it up and put it away and then we got to pull it out. And hopefully we're not too short for that wedding. So, we've discussed that. But then it also creates a harder problem of I have to have staff here early enough and scheduling. So, we have an issue. You may have seen it. There is a timeline of so many weeks out, even for our little stuff like downstairs. Because I have to have that attendant available. I may not have somebody that can do extra cleanup hours or anything like that, but we can always bring that back. I've had lots of people ask me about that and usually that's what I'll do is direct them towards janitorial staff.

Chairman Steiner stated that's what I was going to say. Do we want to take that or do we want to simply go ahead and provide them with a contact point? If you desire that feature, rather than get it from us, here's where you go. Because they're going to have the supplies, they're going to bring up people to get the job done and what have you. So, I think in your case or with me I have no problem where it comes from, just so long as I can. So from that standpoint, I think rather than us maintaining staff or having staff available or putting additional strain on our staff, we'd be better off to maybe provide you with a contact point. Not that we endorse them, but somebody you can call.

Ms. Giles stated any supervisor comments?

Chairman Steiner stated we talked about it a little bit earlier on, but these motor scooter riders, we have some pictures. What is the probability of us being able to post those pictures so that we can possibly find out if anybody knows this person or has any information on this event.

April 8, 2024

Middle Village CDD

The intent is not so much for us to correct as maybe the fact of a parent or whomever seeing it and corrects it for us. We've got the problem with the vandalism. We've got the vehicles that are flying up and down. Somebody's going to get hurt.

Mr. Soriano stated these are not still photos from any of our cameras. These are things that residents have passed along to us to say I encountered this kid, almost ran me over the day. And I've got some great pictures. I know people have sent stuff to Mike. Actually, Cambridge, one of their HOA members will send me stuff because he lives right there with his back porch on the promenade, and he's dealt with it a lot. So, I've got great pictures. One of them I was describing earlier as kids sitting on a little electric motorbike thing, and it's not as fast as the gas ones, but still, if they hit somebody. He's sitting there, he's got his finger up, but you can see his face clear. This one doesn't look like a minor. I think that's the concern, is are we allowed to share information and send it out and ask if anybody has information or if you know this person, can you contact them?

Mr. Eckert stated certainly with an adult, it's not an issue, but with a minor, there's a couple things that we need to kind of consider about that. Not necessarily with the posting, but what happens after the posting? You know, somebody says, oh, yeah, that's so and so who lives at this address. And his parents don't get home till six. We don't want to go down that road.

Mr. Soriano stated not social media. We don't have social media. So, this is more us sending out, like an email blast. You guys may not have noticed, especially not being on board, but a few years ago we had kids. Some of them were kids. Some of them were breaking into our slide area. And what they were doing at the time was, these were a lot of our kids that would rip the soaps off the wall so they could squeeze the soap onto the slide or lotion themselves up, and they're going down the slide because the slides not on, but they can sneak into our pool. We have a camera right there, so we have a lot of great face shots. So we did put that out on our email blast, but it's not social media.

Mr. Eckert stated everything that I see blasted out on email ends up on social media. Just give me a couple days to dust off the research. I just did this for another community not too long ago because there's various federal laws as well as state laws. I just want to make sure there's no changes to those, and I'll let you know. But certainly, with the adults, it's no problem, but with the minors, there may be a couple of considerations we want to take into account.

April 8, 2024

Middle Village CDD

Chairman Steiner stated our problem is, if I call CCSO, the first thing I hear is that's private property. Then if we use one of the off-duty police officers, we have to have him sit near the location in hopes that they'll come by, and they may not come by for days. And then we're paying them for the time that they're sitting there. So, I guess I'm just simply trying to find some way. I'm not looking so much punitive. I'm looking just simply to stop. If they go riding up and down the sidewalks out here, that's somebody else's problem. I'm just concerned down here on our property, we are in a situation. I mean, we're covered in our policies. This states no motorized except for the ADA. So we're restricting it. We just don't have a way to enforce it.

Mr. Eckert stated I understand. It's a very good motive that the board has in doing that, but that won't make a difference in terms of what my answer is.

Mr. Soriano stated I think this was more discussion, too, to see how you guys felt as far as if you wanted go that to route, too. We don't typically put out our email blast for anything even slightly negative. All my stuff has to do with upcoming events and hours at the pool or the fitness center, things like that, or warning people something the county might be doing, like shutting down roads. We don't typically do anything like that. Like I said, we've done it one time here, and it was helpful, but I think that was to figure out whether this was a route you guys would go. And then if we're allowed to go, what kind of rules we had to follow before we even do something. So, we're not planning on doing this yet. This was more to see how everybody thinks about it.

Mr. Bland stated I would just say rather than photos, maybe just a public service announcement, you know, start off with that. See something, say something. A lot of people will take their own photos and put them on their own social media. Do you know what I mean? So, if people know that it's not allowed and if it's brought to their attention this is not right. See something, say something. Maybe the problem will solve itself a little bit. Maybe it just brings awareness to the community of. A lot of people look at certain things and they think like, I can't believe they allow that. And it's not allowed. But you're in a pickle. We're in pickle. And you're trying to prevent something, but it's kind of difficult without injuring patrons that actually deserve the right to be able to come and go as they please out there on the pavilion, so it's a tough nut to crack, but at least saying something. Letting people know that it's not allowed, reminding them about that.

Ms. Giles stated is that something we can put out?

April 8, 2024

Middle Village CDD

Mr. Soriano stated yes.

Mr. Eckert stated and if they could say if they know any of the identity of the people who are doing it, they can contact you.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 13, 2024
@ 2:30 p.m. at the Plantation Oaks
Amenity Center**

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hicks seconded by Mr. Bland with all in favor the meeting was adjourned.

DocuSigned by:

Manlee Giles

A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:

Michael Steiner

FFB7F92090414F7...

Chairman/Vice Chairman