

**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, **May 13, 2024** at 2:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud	Vice Chair
Jonel Hicks	Assistant Secretary
Julie Arnau	Assistant Secretary
Shawn Bland	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Kate John <i>by phone</i>	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the April 8, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

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Ms. Giles stated we received a change from Supervisor Mifsud. I think the change was we had Sherrie present, but she wasn't, so we'll make that change. Unless there's any other changes or corrections, I just look for a motion to approve them.

On MOTION by Mr. Bland seconded by Ms. Arnau with all in favor the minutes of the April 8, 2024 meeting were approved.

Ms. Giles stated on page 30 are the financial statements as of March 31, 2024, followed by the assessment receipt schedule showing the District is 98% collected. Then your check register is on page 44 and it's the check run summary for April 1st through April 30th in the amount of \$211,508.17. I see no unusual variances on any of the financials. Unless there's any comments or questions, I just look for a motion to approve.

On MOTION by Vice Chair Mifsud 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 item four on the agenda is just a placeholder, as it has been for the last couple of months to give the board the opportunity to speak together about any changes you want to see on the budget. Jay's tracking the ones that we've talked about the last couple months with an increase in a maintenance person, with increases to match appropriately for repair and replacement lines to go with it. We're tracking with the accountant any other variances up or down with the other specific budget line items like utilities and the Clay County Sheriff's office and things like that. Some of those will go up some of them will go down, but unless the board has anything, it's just a placeholder here for you guys to talk about the budget.

Mr. Soriano stated I am looking at a small increase in assessments once we're done. I'll be looking at something like a \$50 or \$60 amount, which works out to be about \$5 a month if we can keep that. A couple years ago, when we had the first increase in almost a decade, it was brought up to look at how we do the methodology. That's how we figure out the assessment per unit. You guys have a very kind of spread out and strange methodology because we have so many different types of units. We have single family homes, and we have two types of multifamily. We have regular multifamily and what we call high density, a whole bunch of units

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in a smaller area. Then we also have the high density multifamily with aquatics. Each step of the way it goes down in pricing for that methodology of what their share of that assessment is. So, they get a discount as it goes down. And I think one of the reasons it was brought up is that we were going through that increase when we were looking at, it's been ten years since the last time we had an increase and we need a little more money to cover all the things we're spending money on. The roof was coming up, things like that. It worked out to where some homes were getting an increase as single family homes, but that one at the bottom was actually getting a refund. And it was little, it was like \$13, but it was weird. Everybody else was going up and somehow, they're getting money back. So, that question was, does that work out and look fair? The first thing that was asked for me from a couple of board members was, go back and see how we can use the data. We have our check-in stations, things like that. We can track who comes to the pool and the fitness centers. Do all those people use it the same way? It is, I think, a little skewed. I've been watching it for the last couple years. The multifamily definitely uses it more than the single family. All our check-ins show that. I think it's a little hard to go by that just because we have all the multifamily right next door, this is their amenity center. So, whether you're looking at Preserves or Cambridge, it's easy for them to get to. So, they are the people that are here the most, period. Whether it's the fitness center, whether it's pools, tennis courts, things like that. But when you look at it, it was set up that way because of your debt assessment. So, it's put in there to pay back those bonds and there might be some kind of discount based on the size of your lot for all kinds of things. Stormwater is set up like that. If you have that multifamily area, there's a lot less money put into there than there is into the big single-family areas, drainage, all of those things that we put money towards. But your methodology doesn't have to match what we did for debt assessment. Debt assessment can never change. So even if we looked at it and said, it's a little weird that these people get a discount, but we can't change that part. We have to pay back those bonds and we have about ten more years to pay back those bonds. So, that part will never be able to get adjusted, but your O&M could. The O&M is what pays for everything that people actually see and use. Whether it's the streetlights going up and down the road or your landscaping contract, all of those things, and I don't know, that it really makes a difference if you have a family of six in a single-family home, or you have a family of six in one of the apartments. I think you get the same usage of those things for everyone. So, as we look at the increase and the reason I was looking at something small was, I know things are just getting

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more expensive every year, whether it's supplies, whether it's labor. We already have that five-year plan we're going into now. We're in the middle of our third year raising minimum wage, and I've talked about that before, it puts a lot of stress on the fact that everybody that's been here for a year, two years, three years, I have to raise them, too. I'm bringing in a minimum wage person behind them, and they're making more, is a little weird. So, everybody goes up. So, we have this long term plan on a lot of these things, and that's only getting more expensive. If we look at an increase and it's a small amount, and we do that for a couple years in a row and almost take a couple years off and then plan on doing that again, you can actually pull in more money that way than we did by doing one big assessment in ten years and then waiting another five to ten years. It's much harder that way. I think it hits people's pocketbooks a little harder. But the other way may be to look at how everybody's getting billed. I don't know that that's the best way. And there are districts that have a different methodology from the debt assessment side to the O&M. Most of the time the O&M is pretty well matched. Everybody pays the same thing. You have the same opportunity to use the pools, you have the same opportunity to use the cards. You get usage and benefit from the fact that you're driving in and there's nice landscape and lit up area, you know, our electric bills, everybody uses it the same way. So that may be something we want to look at. That is a lot harder to deal with than just increasing our budget. So, I don't know that it's something we want to tackle this year, but it is something I think we need to discuss. I think it's something you guys need to be aware of and see if that's something we want to look at for the future, especially if we're doing kind of a plan with a smaller increase over the next couple years.

Mr. Hicks asked was that two years ago?

Mr. Soriano stated yes, last budget we stayed flat. Whether it's \$5 or whether it's \$50 or \$150, nobody likes to pay more in taxes. So, my goal was if we could do that, I wanted to be able to make it at least a year before we even looked at raising it again. And I did that last year. I knew that was going to be tough this year.

Chairman Steiner stated the change that we made was on the O&M side. We've made some changes on the debt service side which offset it. And that was because of the fact that we did some sort of refunding that basically allowed us to raise the O&M. The debt service went down. The net result was zero increase or decrease. So, that's why it was easy to swallow. That's pretty much the way we did in the last two increases, because we did it, when we transferred to the new bond. You're paying in O&M for the maintenance, and what you're getting is access to

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those facilities. The thought process that developers pushed on us was the fact that they were looking for incentives to go back and start developing after all development stopped around here. So, it's the newer multifamily ones that had the caveat, well, we have a pool, we're not getting demand, and we'll go ahead and build these units. At the time, it was acceptable. Now everything's built out and everybody, no matter whether you have a pool on your property, such as, Jennings Point, and that does not decrease the demands down here because you're still coming down here because your pools are crowded, you're still coming down here to use the gym, you're still using the promenade. So really, across the board, we should have just one rate that comes in, and I think it would give us an increase, it's not a big increase, but it puts everybody on a level playing field when paying O&M fees. We had asked Jay to try and break out how many people are coming from these communities that have pools to use this pool. That's just some history to back up what Jay was talking about.

Ms. Giles stated like Jay said, I don't think we can discuss it fast enough to make the changes for fiscal year 2025. But if this is something the board's interested in, we certainly have enough time between now and FY 26 for staff to look into that. Jay and I were talking earlier, don't know if there's a requirement for a public hearing or not, but we'll work with Kutak Rock and figure that out.

Chairman Steiner stated I believe the last time we did this, it was brought up that there had to be a public hearing.

Mr. Soriano stated there is for an increase. But to change the methodology, I'm not sure.

Chairman Steiner stated I was thinking we had to have one when we did it the last time.

Ms. Giles stated we have enough time if this is what the board wants to do for FY 26. Just looking for the Board's input on that. We got a couple more months. You can think about it and let us know.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Confirming Use of the Clay County Supervisor of Elections Office to Conduct the District's 2024 Election of Supervisors

Ms. Giles stated you'll see on page 114 at the bottom in section three, Resolution 2024-01 shows seats two and four are scheduled for the general election in November. I don't know if all the supervisors are familiar with that. Typically, if no one runs for the seat, you will not see

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anything on the ballot. It's the ballot in November that you're going to see for all the other offices. If two or more folks throw their name in the hat for seat two or four, you'll see both those names on the ballot. So, if you're interested in continuing, you would just need to coordinate with the supervisor of elections office. There's a little bit of paperwork, and I think there's a \$20 fee to pay for that. Just let me know if you have any questions about it.

On MOTION by Mr. Hicks seconded by Chairman Steiner with all in favor Resolution 2024-01, confirming use of the Clay County Supervisor of Elections office to conduct the District's 2024 election of supervisors was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. John stated district counsel has no report.

Chairman Steiner stated do you know if Mike was able to make any progress with the impact fee credits?

Ms. John stated I don't know, but I can absolutely have Mike follow up with you in an email.

Chairman Steiner stated okay. I was just curious. I know he was working with somebody to find out whether or not that would be a viable option for us.

B. District Engineer

Ms. Giles stated we don't have anything from the district engineer, so he's not with us today. If you have anything, Jay and I can take it back to him.

Chairman Steiner stated I assume we're still working on the light pole issue.

Mr. Soriano stated I actually haven't heard back from him on if he's found any requirements. That's really all we've kind of tasked him with to see if there's any requirements from anybody else, whether it's FDOT says we have to handle it or the county does it. That was really it. Because as far as Clay Electric was concerned, we'll have to put it back up. So I haven't heard back from the engineer on if he's found anything new. That's really all we're looking for. If there's something obscure there that says no, you guys are stuck with doing it. Now we have to pay to put those lights back up.

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Chairman Steiner stated yeah, because you said we were looking at around \$17,000.

Mr. Soriano stated the original was \$14,000, but I know there were more lights on it. A vendor told us he can only put up one and he's not going to run the rest down that median because of how they shrunk it down. He doesn't feel comfortable sticking that out. So, that should change the price a little bit but it may not be much because a lot of that is the jetting under the road. It's a lot of labor. That's the biggest amount of that, but it's still going to be a good amount of money.

C. District Manager

Ms. Giles stated I do have a couple things for you. On page 118 is a report on the number of registered voters. Florida Statute Chapter 190 requires us to provide that number of registered voters for the community. And as of April 15th, there are 4,374 registered voters in Middle Village CDD. Also, since it's new, I just want to take the opportunity every month to remind you about your requirement for your Form 1. You have to file that by July 1st. If you have any questions, let me know. I can help you with that. And then your ethics training is due by December 31st. If you can't find your list of available classes, just let me know and I can send it to you.

D. Operations Manager

Mr. Soriano stated we were supposed to have a movie Friday. We ended up getting stormed out. And the way it worked out was I sent a cancellation email, and the sun came out about an hour later and was actually very nice after that. We don't really rain date the movies because we have something going on all the time. But we paid for the license for our whole summer series for showing Kung Fu Panda one and two, so I am going to have to come up with another day. Chances are we will probably redo it Friday. Memorial Day makes that weekend a little long for our aquatic staff. But I got to get it out because the next one is over here on your side in June. So, I got to get those movies out of the way. We will have a school is out party. That's a party that takes place on both sides. So, on that day, kids are down here, we have a DJ and activities for everybody for a couple hours. And that kind of starts our summer. After that point, that following week, the pools are full blast. Right now, we're still on that limited schedule where every other day we're shut down and have to go to the other side or come here. Friday,

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Saturday, Sunday, both sets of pools are open. I did want to inform you guys that the swim team is one of the largest swim teams we've had in quite a while. I think they were up to 124 kids for registrations the last I heard. It's kind of built back up for a while and started to go down. We only had about 80 or 90 kids, which is still a good size team, but it's been a while since we've had that many. That does create a lot of commotion down there, and it creates big swim meets. So, they only have two swim meets that are scheduled for here this summer. All the rest are away. Makes it a little easier because those Saturdays are extremely hectic. Long day for the staff and parents that help put on the meet. I did want to let you guys know in August, we'll have our high school swim teams back in place. There are new coaches involved. But we do still have plans that you'll have both Oakleaf and Ridgeview practices here. So, depending on how that works out, basically I put the coaches together in a room and let them fight out practice times and swim meet times and let them know that they have to work together. We're not going to get involved in how they do their meets or practices. If they want this space, they have to figure out a way to work together, share that time and still keep it open as much as possible for our residential use. So if they're there they have to keep lane lines open. They can't have a ton of home meets. They do that with other schools. Although everybody always likes to be home, they still have to make sure that this is residentially used, not just for the high school teams. Moving on, you'll see we are picking up in usage. We're starting to get our summer wedding schedule going and it's staying pretty busy. I wanted to update you guys on a few of the items for our operations. Our gates have been on lockdown. We're getting a little stricter when we're having people check in a little more. That is going well. We, of course knew we had people complaining because they're not used to walking around or we get a lot of people that just don't carry their cards. That has always been part of the rules. We can explain that but many times they don't understand, but they go back and read the rules and understand we were supposed to carry it because we had no way to check it we're not going to go out there and ID everybody. But now that you have the gates, when you walk through, you have to check in. So, they're starting to get it. We didn't get a lot of complaints once we locked these down so now they actually do have to go through there. Which also brings us to our other problems. I did work with the fence vendor to see if I could hurry them up on supplies for the basketball courts because our few kids that like to sneak in are tearing up the basketball courts even more. I'm getting emails from residents that will watch them pull up the fence so that they can crawl under and get in. This is daylight hours. They're not

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trying to hide it from anybody. So, we do have to get that replaced to where it's not as easy for them to either climb the fence or duck underneath of it. Most everybody else has kind of accepted to know that they have to check in properly with their cards, be a resident here, things like that. I do have to work with a new vendor for the column work at Deerview. As we were going through the agreements, there was one item on indemnification for the district that the vendor just would not agree to with our counsel. And because of that I can't work with them. It's just safety for us. I know it's always a bit of headache when the lawyers start getting too involved, but, that protects us in the end. So, I do have to get somebody else. There were two vendors that came out and met with me. Just Alpha Foundation was one that had everything ready. Hopefully they agree to all of our terms, and then we'll be able to start working on that column. If you were here last week, you'll see this big building was pressure washed. A lot of our wedding people are happier. They want columns to be cleaner, things like that. It doesn't take but a couple months for us to get dirty. It's outdoors. Bugs get on there, but, we try to keep it as clean as possible. So, we did have the company out last week blasting the whole building from the dormers on the top all the way down to the brick paver walkway on the bottom. I will have quotes for you. I do have one quote already for painting this entire building. So that's the next request, not just residents looking at it, but also our wedding people. They want it to look nice and clean. This is a now 20-year-old building. This is your 19th summer, so it is getting much older. And while we do touch up painting, we've never painted the entire building. That is a big cost that was put into your capital plan. The vendor that I've gotten the first quote from is a vendor we've used to paint multiple buildings over at your sister district at Double Branch, and now we've used them in some other districts around Clay County. He tends to do pretty good, and for a pretty low cost. Right now, that cost is \$45,000 to paint this entire building. So still a big purchase. I am waiting on a couple others, and I imagine they're going to be higher. Around \$70,000 for this project was included in our capital plan. This is a very big building, so I do think it's something we should look at. But then, as I'm working with Tito's, the vendor on that \$45,000 quote, my concern was that in talking to Wanda there's not a point during the summer that I could paint this building. It's not something they're going to do in a day or two. In fact, he had on there anywhere from three to five weeks for completion. It's a lot of ladder work, a lot of scaffolds, things like that. We got a lot of trim, and we have multiple colors, not just the white. They're going to be painting all the black, too. So, I can't have the place either shut down or have

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ladders and parts around for weeks on end during wedding season. So even though we may want to get it done quickly, it may be something that we need to be able to wait more towards in September or October. I did ask him if he'd be willing to hold that price for us if he knew it was him getting the job. He said yes. So now I'm still waiting on those other quotes. I prefer to always give you multiple quotes, even though I know he's probably going to be the cheapest out there. I still want to give those other quotes, just to be sure. But if we accept that he will hold that, we don't pay him up front or anything like that, but he will hold that rate for us for the end of the year. If we can do it more at the end of summer, beginning of fall.

Chairman Steiner stated is there any way to split it? We have the black rails and the shutters that probably get the most comments. If we can knock that out prior to wedding season and then have a second round where they come in and do the building itself, which they'll need more scaffolding for.

Mr. Soriano stated yeah, that might be the hard part. I can talk to him. The railings aren't bad. If you look out there, we've already started touching up the railings. Now I'm going to let him paint completely. Because he will go back through and actually coat everything. So will have it touched up because there are some on this side here that look pretty rough. It's the shutters that are the bad part. The shutters you have on second and even the third story. We don't do those. He will, but that's all your ladder work. So that's what is a big part of that labor cost for climbing and working on this stuff outside. So, I can talk to him. If we break it up, that may actually increase the cost. But he is a lower one, so I'll look at it. Like I said, we're still going to do the railing right now. So even if it was something that we want to get done by August. I have three months that I have some railings that are a little ugly. We need to be able to get to the ones in back. Last year we did a lot of the touch up in front. So, if you go out here, you see these nice, kind of black and glossy railings. And you go back here, and you see them all chipped up. Those are powder coated. But we're not going to powder coat. Even this painter is not going to be able to powder coat that. You have to take them off and take them to the powder coater. So, we can't do that stuff. But we can use metal paints. Two-part epoxy. It's really thick and sticks hard to the metal, so it'll last a lot longer. But, yeah, we're going to do that as our normal touch up.

Chairman Steiner stated okay. Well, it sounds like you're splitting it up. That's what I was getting to.

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Mr. Soriano stated but that doesn't include the shutters. So, the shutters are rough looking, too.

Chairman Steiner stated right, but most of activity and most of the people's eyes are going to be focused on the railing. That seems to attract the most complaints. I was just wondering if we can knock some of that out because I'm afraid if we push it back out, it's going to be all the way to the end of the year before we move, and then you're coming into the holiday season.

Mr. Soriano stated I don't mind as much for our events, but a wedding is different when someone is paying to be someplace for a couple thousand dollars. You don't want a ladder and a tarp and a picture off to the side. They're going to clean up. They're not going to leave anything out to where it's not safe. But still, you want your pictures and things like that. We were doing roofing last year during the holidays.

Chairman Steiner stated again, the main thing I'm trying to get is to get rid of or reduce the complaint or concern level over the flaking paint on the rail.

Mr. Soriano stated yeah, we've already started railing.

Chairman Steiner stated I know you did out here and it looks good.

Mr. Soriano stated we've started on the walkway coming up, and then I'll move to this back rail. So, this week and next week, those guys will be painting all the black faux iron. The last discussion on some of those open items is one that I have heard before. We haven't started addressing it on your side, but we have started to address it at a long-term plan at your sister district, and that's your playground. Your playgrounds are nearing almost 20 years old. That is past the life expectancy. If you go out there, you'll notice some are starting to rust and really deteriorate. We fix those things that we can so there's no safety issues. However, you're going have to get to the point where you replace the whole structure and these are commercial playgrounds, not what people put in their backyard. These are not cheap. They're anywhere from \$40,000 to \$60,000 a playground. You guys have three. There's ten on the other side. So, 13 of these playground structures everywhere. There's no way they can replace all at once. So, what they did is they broke it up and they do one or two a year. We're in our third year and we've already started replacing our next one. So, we've got a lot. But yours we do need to get into. I'll bring back quotes, but I also have already started going out and taking pictures and trying to

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figure out how to do a priority order, which one I think is the worst. So, we start on that one first and then the next one and so forth.

Chairman Steiner stated the one we have out here?

Mr. Soriano stated that one is not included. That one was done a few years ago because that one was the worst. That one was a wooden structure. And I don't care if you get pressure treated wood, or if you can seal it. You stick wood outside in Florida, it's going to start to rot. So we still have a ways before we get to that one. It's the ones in your neighborhoods. So your three are Hamilton Glen, Deerview, and Whitview. Right now, that's the order for priority, too. Hamilton Glen is one of the worst. And one of the things I don't like about that playground is now we have an added neighborhood that tends to use it. It's not our neighborhood. I'm trying to figure out how I can stop them, but there's a whole neighborhood built on Hamilton Glen's backside. And they even put gates in their back fences. So, kids come over a lot of times and play on the playground. Not that I'm going to kick a kid off and be mean, but, that is not for their usage. They're not part of this neighborhood or this district. Not only that, but it increases our liability. We have people using a facility like that. If there was to be a problem with that playground structure, and then the people that are involved in the safety issue don't even live here. So, I try to cut that back as much as I can. I don't know what I'm going to be able to do there. Maybe put up a barricade of new trees and plants.

Chairman Steiner stated I was wondering if we could put a forest in front of it.

Mr. Soriano stated the biggest problem is there's an access road there. If you notice, Hamilton Glenn has that access to the water plant. When you come up here you have that little pond. There's this open road for CCUA to go through. It's just an easement. You can't do much with it. It's our property, but it's their easement. They have to have access to that water plant back there. And then on the other side of the water plant sits the fencing for that neighborhood. So, it is something I'm dealing with but it's the playgrounds that really concern me. I'll be bringing back our first set of quotes to look at it, whether we want to purchase this year or purchase at the end of the year and it's installed in this next fiscal year. But I do think it's something we need to start working on those three playgrounds. Just to go over our fitness center downstairs. We did have our maintenance last month. I have the one treadmill that's still giving me trouble. We may eventually have to pull it out. I have a couple more parts off the old one, but those are the two older treadmills that we talked about, trying to keep them as long as we could. But I'm running

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out of parts to rob off the last useful one. I have one elliptical. I call it an arc trainer here, but it's got a motor I'm going to have to replace that is going to be about a grand, but that's something I'm able to work with. Those are the two machines I'm having trouble with there in the fitness center at the moment. Outside of that, unless you guys have any questions on some of those maintenance items, I do want to point out we gel coated the slide this year. Your sister district really wanted theirs brand new. They worked on their slide last year. They had a large pipe crack under the pool. I think I told you guys about it. It was about \$50,000 to repair that slide pipe. But as part of getting that slide back together, I'm still waiting on a motor and a drive so that the kids can actually enjoy the slide. But they wanted the coating to be nice and new and shiny and bright white and waxy. So, we gel coated theirs. I went ahead and gel coated yours. You were starting to see some flaking and things like that so we did your open slide. I did not do the enclosed slide. We did that about four or five years ago. The enclosed slide is extremely hard to work on. Typically, when I go outside of us doing that work, companies like Slide Safe and Slide Renew that specialize in waterpark slides are about \$30,000 a slide and we do it more for about seven or \$8,000 when we do it in house. It does take guys that paint a little more, a lot more time and detail. The paint dries in a few minutes, so when you mess up, you have to sand it all back off and start over again. So, it is a little harder work. But I don't like going out to those other companies and paying \$30,000 a slide. It's just very tough if I got guys that can do it in house. So, we did the open slide. They're working on waxing it up today. Kids were using it this weekend and next weekend hopefully it'll be a little quicker after the wax, but then I will get to looking at your closed slide probably off-season.

Chairman Steiner stated has the vandalism decreased or still about the same?

Mr. Soriano stated I wouldn't say decrease. This year altogether it increased from years past. I haven't seen a lot of problems in the last month as far as increasing. We're still getting vandalism on our promenade gazebos. But I wouldn't say it's any worse than it was the rest of this year.

Chairman Steiner stated how difficult would it be to set up a line item just to capture what we're having to spend on correcting and repairing vandalism?

Mr. Soriano stated I don't think it'd be hard. A lot of times you'll notice when I have those repair items, if it's something that was due to just vandalism, I put it in parentheses. So, a lot of times I can go back and show you these eight projects were really just due to vandalism. I have a

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damaged piece of marcite at your sister district. It looks like somebody was taking a brick and was trying to damage it. It's in the spray ground, so it's shallow water. The stuff is thick. This is the finish of the pool. And they were able to break through and I can see the concrete underneath. This is not something I can do. This is specialized work. So I have to get the companies to come out and patch that and fill it and make it look like the sparkly blue that's on the rest of pool. It's silly little vandalism. Whatever they're throwing in there or trying to damage, but it costs thousands of dollars.

Chairman Steiner stated we're talking even a slight increase in O&M. That might be a good number to have, if nothing else, to see if we can get residents to see something, do something, say something.

Mr. Soriano stated yeah, your biggest cost lately has been breaking signs and pulling off your doors and things like that. That's been a lot of wasted dollars right there. Just trying to get that locked down and people fighting against us.

Chairman Steiner stated , we put these things in place to help reduce budgets and then end up having it be additive because folks are angry.

Ms. Giles stated are you talking about on Jay's report somewhere or just a capture.

Chairman Steiner stated , just like we did with, when we were talking about how many people come from these other areas and so forth. It's just something for him to start capturing now and then, if it gets to be a big enough number or something we need to post and put in the minutes, then we'll have it. Hopefully it'll do, like a lot of things. We'll go have them start tracking it, and they'll stop.

Mr. Soriano stated that's definitely wishful thinking. There's times where we've seen it much better, and we didn't have to deal with a lot where this year it's been more or less every week I go out and see something. Right now, we have the signs pulled up at the tennis courts because we're doing some paperwork over there, and the sign was up and out of the ground. And I guess somebody decided they want to stomp on it and break it in half. So, we came in last week and the sign was broken. It's an older sign, so I'm going to update it anyway, but still. Why mess with it? It was laying on the ground, so they thought it was a perfect target, I guess. It seems like every week we have little things like that.

Chairman Steiner stated it would not be solely restricted to the amenities. It would be on any of our property including in the neighborhoods. We get picnic tables that people build fires

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in the middle of. So, it would be something good to have there that when folks complain or raise a concern.

Mr. Soriano stated that's not hard to kind of keep an eye on track. When we spend \$1,000 to send the pressure washers out, to remove graffiti at the playgrounds or on a sidewalk, there's times where I'll go out that day because I don't want a certain word or image that somebody's spraying it on to be there for the kids. And then we get the pressure washers out after that, I can track those costs.

Chairman Steiner stated okay. Appreciate it.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 10, 2024
@ 2:30 p.m. at the Plantation Oaks
Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Manlee Giles
A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:
Michael Steiner
FFB7F92090414F7...

Chairman/Vice Chairman