

**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, **June 10, 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 |
| Michael Eckert | District Counsel |
| Jay Soriano | Field Operations Manager |
| Chalon Suchsland | VerdeGo |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 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 May 13, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated if there's no changes or corrections to the minutes, I just look for a motion to approve.

June 10, 2024

Middle Village CDD

On MOTION by Mr. Hicks seconded by Ms. Mifsud with all in favor the minutes of the May 13, 2024 meeting were approved.

Ms. Giles stated on page 23 are the financial statements as of April 30, 2024. As we look at the proposed budget, and if we approve the proposed budget today, the Chairman and I talked about making some minor tweaks on the financials, anticipating mailed notices going out. So, I'll look at that. We'll see what happens with the proposed budget today. On page 35 is the assessment receipt schedule showing the District is 98% collected. Lastly, the check register is on page 37 and that totals \$157,468.87. I see no unusual variances with any of the financials. Unless there's any comments or questions, I just look for a motion to approve.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date

Ms. Giles stated I'll point you towards the last page of the budget, which is a summary, and it shows an increase in assessments of 9% all the way down, whether single family or multifamily and it's got it broken down there by what that will be. I was talking to the chairman earlier about how the columns are, for instance, FY 25. It has it broken into pieces, the O&M and the recreation center. His recommendation, which is open for discussion, is if you just want that to show O&M total, instead of breaking it in half for what's for the general fund, O&M and what's for the recreation fund. So, it's up to you guys. This is the only district I have where the accountant has broken it into two pieces like that. Is there a benefit to seeing it in pieces?

Chairman Steiner stated we've always told the owners and the residents that the bill that they receive consists of two parts. You have debt service, and you have O&M. O&M is everything other than debt service. This one now all of a sudden, threw in rec center. Took me a while to find out where that is. It's on the rec fund page, and it's down at the bottom, and it's not called rec center. But I don't know of any reason from an owner's standpoint, we need to break that down beyond being O&M and debt service, because, what happens when we get our audit report. First thing you do is scan to the page that says management summary and determine

June 10, 2024

Middle Village CDD

whether or not we had a problem. If it does or doesn't, it's spelled out there, rather than trying to find it in all the other languages. I think it's just more confusing. I couldn't even relate it back to a given page of the budget looking for rec center. So, I think it would be good to have that out of there. Just combine them.

Ms. Giles stated Mike, do you know of any reason that she may have broken that out?

Mr. Eckert stated yeah, probably she broke them out because there's a separate rec center budget page that's in here.

Chairman Steiner stated well, it's not called rec center.

Mr. Eckert stated no, I think it's called recreation fund. I have no problem with combining them. I agree with the chair. That would be easier for residents to understand if they just saw the one O&M amount. But if you ask me why I think she did that, it's probably because there was a separate recreation fund budget.

Chairman Steiner stated there should have been a narrative to explain that.

Ms. Giles stated yeah. This chart is new. We're trying to get all the accountants to use the same words across all the budgets. There's over 200 CDD's that we manage in Florida. So, our goal is to get them all speaking the same language, using the same words, and they've switched to this template with this chart. I mostly like it. My districts so far like it. But I agree with you. We can just put those two pieces back together and just call them O&M.

Chairman Steiner stated if there's a purpose or if fellow board members want to keep it that way, I don't have a problem. But on the chart, it refers to rec center and you can't tie it back.

Ms. Giles stated you can't tie it back because it's called a rec fund; I got it.

Chairman Steiner stated put in a narrative. We always had narratives in there. Put in a narrative that this has been broken down to give better clarity or something.

Ms. Giles stated how do the other supervisors want it? Do y'all want it in two pieces, or do you want to combine it to one just to say O&M?

Mr. Hicks stated simpler is better.

Vice Chair Mifsud stated yeah, just for consistency.

Ms. Giles stated okay, so that's easy. I'll have her do that. And you'll see your approved FY 25 budget at next month's meeting. It's just in there for discussion. And then in August, we adopt it. So next month, you'll see the two pieces combined on one there. I don't want to take up too much time on this. I want to give Jay an opportunity to talk about the rec fund and give the

June 10, 2024

Middle Village CDD

supervisors a chance to talk about any other changes you want to see with the budget. This is your time if you want to see 10% instead of 9%. If you want a specific line decreased and you want to see less than that. Jay, any input before they start talking about specific lines?

Mr. Soriano stated when I went through, I looked at the things that were asked for increases of, say, another maintenance fan and broke that down into the lines that we pay out of. So, there are certain lines like common area maintenance. You'll see general facility maintenance. Those two lines help pay for all these guys. Or janitorial that pays for those hours. There may be other things that come out of it, which we talk about also have to be increased, like supplies. We get more janitorial time, I need more janitorial cleaning supplies for that person to be able to use and it's the same way with maintenance. So, I went through and increased those. But I also did look at a couple of the lines that I think are kind of low in areas or we've come close to. One I'll talk about is also the staffing with our district staff. So, our lifeguards, our people at the front desk, things like that. The one hard part is we've had this same amount since we took over and got rid of a contractor company. We kept that amount that they had. We didn't really increase too much because there was already a patent, it was a contract fee. They're making \$40,000 or \$50,000 to be here a year. We made that in savings by running it ourselves. And we could pay a little better. So, we right away said, we're going to pay our lifeguard better than minimum wage. We can compete with other pools like that. Now we also see the problems. That was a couple years before we had a State mandate that said, you're going to go up a dollar every year on minimum wage. So that has to take that number up. I haven't adjusted yet. We're in that third year, but we're running out of room there. So, I had to take that up. And over the next couple of years, that will still go up consistently because you're starting people that come in minimum wage or a little bit above because we do pay better. They've got that automatic increase. They haven't even started working yet. And they get a dollar more than what everybody got last year. All the guards, all the front desk staff people, all the district employees that have been here for two or five years, they're not getting two or \$3. They're getting an increase, though, but it might be a dollar and a half, it might be \$2 for some of our higher supervisors that are supposed to be in charge of everybody out there. But that takes those numbers kind of high. Where now our highest paid person out there might be around \$18 an hour. That's what the high end of the contract fee was five or six years ago when we put this away. So now we're getting back to that spot. We still have savings. If we were to go out and use a contracted company we're

June 10, 2024

Middle Village CDD

going to have to build in \$40,000 to \$50,000. So, I like going this route, but I do have to adjust that and grade it up to meet what we're paying everybody now. And each year it's going to go up a little bit. So, I've adjusted that up. I've also looked at some of the other items that we've hit sometimes throughout the year. If you recall, we were over last year in the events line. So, I did take that up. Your line is lower. We don't do as many events over here, but many events we split pretty evenly with Double Branch, but they have a special events in line that's almost twice the size of yours. We do more of the combined events over there. So, there are things I charge them a little more for because it's there. It's on their property, and they may pay for some of the supplies that we keep there. But let's say, for instance, we have a Halloween party over there and I have 30 pizzas. Well, we split that pretty even; 15 pizzas for Double Branch, 15 for Middle Village. Because unless I'm going to sit there and count who came over from Middle Village, I don't have a real good way to break that down. But that does mean I'm asked to take up both your special event line and theirs a little bit. Because the one thing we are seeing are people are coming back out to those special events and it's getting really busy. I'll touch on it later, but you're out of school party I went through 40 pizzas in those couple hours. That place was packed that last day of school, and all the kids down there were playing and partying for a couple of hours. Now, the fact that it's 96 degrees, I'm sure was helpful, but people were really turning out. We had a full blast pool and there was really no space to stand around. So, unlike the last couple years where we've been having this kind of slow turnaround to get back to normal, it is busy. So, I did want to take the special event and line up.

Chairman Steiner stated I don't mean to interrupt, but just for clarification, the increases that you're talking about, have you already incorporated that into the budget that we saw, or is it additive?

Mr. Soriano stated no. So that's where you're seeing the lines now, when you look at what we're planning compared to what was in there last year. That's how I took it up and why I took it up. That's how we came up with the 9%. There were a couple of items that I want to touch on real quick, and I'll go into that 9%. Things like landscaping. We've had requests for more landscaping, and we have an automatic increase per contract that goes up. But I did want to build in a little extra that goes to the repair and replacement line for when we have things like, a fence line or a sidewalk and we want to dress it up, or the promenade work we did a couple years ago. Those are billed separately. They're not part of our landscape contract. And those generally go

June 10, 2024

Middle Village CDD

towards that repair and replacement line. So, even though I bill some things out for your maintenance guys, that's also kind of a catch all line. So, that line went up a good amount to include extra landscaping, too, because I do think that it is time we looked at a lot of those areas and really improved on them. The neighborhood is getting to be 20 years old. So, there are some things that are really dying away, and they have been for a few years, like our grass we've heard about it before, some of our entry plans. I probably won't go back to the same things. I'm going to want something a little more durable, but those are extra costs. So, when I looked at that and I put that in, we came up with right around that 9%. What I was trying to do, and I think I mentioned this before, was having a small increase. We need more money if we want to continue to work the way we've been working the last couple of years. We know that. But I'm not really trying to hit everybody's pocketbook hard. I think we're doing good, and we built up our reserves. So, I was looking at that little increase. I was hoping for something around \$60 a year or so. I gave you guys the same line increases that I looked at for Double Branch. It worked out perfect over there for \$60. You guys were at \$70 something here. I think it's on the chart at the end. But the biggest reason for that is that's the single-family homes. And we talked about this before. Your single-family homes are the high end. And then go down that chart, three more steps to where your low guys are almost half of that. If everybody was even, I don't even think we would have been at \$60 increase. I think that's something for us to address next year and keep those increases minimal. My plan was if we could have small increases to cover what we're doing each year, some of these big projects, and really improvements on the 20-year-old facilities, and everybody's able to handle it a little easier. I'm just trying to make it to 10 years for you, nine years for your sister district. We'll be done with our debt assessment side, so the bonds will be gone and hopefully we may have two rounds or three rounds of these small increases between now and then. So that was my plan with the budget. I do think there's things we could go more or even lower. As you look at our actuals and our financials, there are some lines, we're pretty low, but this is the beginning of summer. I always mention that we haven't seen some of these big bills yet. So, if there's any lines that you guys want to address.

Ms. Arnau stated the irrigation looks like it's going to be around \$15,000 and you're budgeting five.

Mr. Soriano stated right now we are kind of high to where I've been putting that into irrigation maintenance, but it'll probably go to a repair and replacement, and most of it is the

June 10, 2024

Middle Village CDD

work that's coming off this road. I do see a couple issues that are going to continue. In fact, the school district called me a couple weeks ago and I let Chalon know they're putting a new sidewalk down here, and they cut through our main lines when they do that, and it's up to us to repair it. There are times when companies help. I don't know the county will help much. It is their property. They try to be as careful as possible, but they're not quick to say, yeah, we'll give you \$4,000 to repair that main line pipe. So, that has been a lot. We had gas station work up there when they put that in the car wash, all of those were flooded for quite a while. We saw the median work and that was all just due to development. I'm hoping in the next year that will turn around. We're not going to have as much digging because most of what's down at the other end is finished so we can take it up to be safe. But basically, I just think that right after the repair replacement, when I go over.

Chairman Steiner stated I'd like to take a look at increasing what we've got going into the capital reserve. I'm looking for the chart right now that basically shows where we're about 40 something percent of what was recommended. I would like to be able to see that increase. If you look at worst case, it's about \$77.90 something. If you calculate that, that's about \$6.50 a month. So, we're not talking \$70 increase a month, and let's face it, we've been fortunate in the fact that the last time the O&M was increased, in fact, the last couple of times that the O&M has been increased, we've been able to offset that with doing some things on the debt service side. This year we don't have anything to offset this. So, this is not a new increase. It is something that has been ongoing; labor rates have been going up. I think most of the big-ticket items in here are probably due to the labor rate increases and materials increase. When I see 44% or 47% for reserve over what we're estimating, we've been doing this in the sixties and seventies, and it's something we need to look at more. I know that there's a lot of funds that we maintain for the last quarter of the year because our budget doesn't quite coincide to the dates that the income comes in. So, we have to cover the last quarter, I believe. There is a large chunk of money there, but that money is allocated. I don't know if the rest of the board is in agreement that maybe we need to go ahead and push that a little bit being that we're going to go through this. I mean, even if we go and get it back up to in the fifties, I would be a little bit more comfortable. The other side is it is an aging community. The things in that reserve fund, that's what paid for the roof and all these other major projects, we need to have it there. Luckily, our air conditioning and our pool and this

June 10, 2024

Middle Village CDD

building seemed to be fairly stable, other than cosmetic work on it. But I don't want to wait until we have to have it and have to be cutting services.

Mr. Soriano stated right. What you've seen is the last couple of years we were operating on the high end almost 70% before, but the last couple years we have been spending and using that reserve so that we can operate in this fashion. If we want to build something new, we build it. If we want to replace something, I come to you guys ask for the money, we replace it. It's not, something that we say, we don't have \$40,000. We do have a good amount of money, but it's been the last couple years that we've been more open to spending. Before that, we were always protecting. There was one point we were actually in the red, about \$250,000 every year. So, this is a big turnaround, and we've really done a good job of building that up. But yes, now that we're cutting into it, we may want to look to increase that for ten years down the road. Like I said, we can get to that point ten years down the road where everybody's bond portion goes away, and that's a lot easier. For a single-family home that's almost \$1,000 in bonds. Not that the board then would decide, we're going to give that all back and you're going to get \$1,000 discount, but you could give a big chunk of that back. Say \$300 went into everybody's budget for O&M. That's a huge increase, and then the rest is a discount. So, at that point, everybody's tax bill goes way down, but we want to build up our reserve between now and then, too. So, I don't think that's a bad idea. Even looking at it with my plan for next year of adjusting, if we can find out a good way to do it and everybody's happy with it. Homeowner's same thing. We're going to hear from those low-end guys, nobody likes to be asked to pay more, even though when you look at it in the face of it, it's fair. If you have ten people in a household, whether you live in this type of house or this house, you still have ten people using the pools or the gyms or anything like that, you should be paying the same. When we look at that, that's actually bringing you up. So, if you kept those single family homes at the rate you're at now and just brought everybody up, that's going to be a big increase and put all of that towards capital reserve next year also. But I do think that's a good point and something we could increase.

Chairman Steiner stated we can't do that. I understand we don't have enough time to go change that methodology.

Mr. Eckert stated it is technically possible, but not recommended by staff simply because we would like to have some more discussions with the board and at the board meetings so

June 10, 2024

Middle Village CDD

residents who are here could weigh in on what they think. But we've got some things with the multifamily units that may make sense next year to change how we treat those.

Chairman Steiner stated it may be nice just to have two categories. So anyway, the funds that we're talking about there don't become available until next 2026's budget.

Mr. Soriano stated right. But you could increase that line if that makes everybody feel a little safer, too. I think it is a good idea. And along those lines, continue that next year when we have an easier way to do it. Right now, I was just going to take that \$74 up a little bit if that's what we decided to do. Remember, this is the meeting where you want to be high because we have to notify whether it's a \$2 increase or a \$200 increase. We do have to do that mailing that goes out to everybody so the residents can come in and speak their piece and you can go down from there.

Chairman Steiner stated another thing to keep in mind, is currently, if you look at this year's, postage and printing, we're showing \$600 for postage. The last time we did an increase, it was up several thousand dollars. I'm not real sure if it was four or five, but it was near there. That expense comes out of this year's budget. So, when looking at this, where it says projected this year, they're only projecting \$600. If we vote to go ahead and do an increase, that's got to be adjusted to show a four or five, whatever the cost is, as a negative because that's money, which right now, the way it's sitting is anticipated to be in what's left over for 2025.

Ms. Giles stated he's on page 25 under the financials. But he's right there. The mailed notices will come out of FY 24.

Mr. Soriano stated that was one line we did want to discuss because of the way that works. We left it right now on this proposed budget to match what was last year. Last year worked out because we didn't do an increase. So, our postage in printing was low. But yes, if we want to go this route and there's an increase, we will want to adjust this line up a little bit because this is going to cover next year if we are planning again to do an increase. So, you may want to just have that foresight now and say, well, we know this is the route we're looking at doing and going. Not only that, but if we do that methodology adjustment, even if the single families didn't change, the O&M would, so we're going to end up having to send out that notice again.

Chairman Steiner stated I would be cautious of that. I'd hate to project, we're going to ask you for money now, and by the way, we're going to ask you again next year. So, let's go ahead and already have it in the budget as if we are.

June 10, 2024

Middle Village CDD

Ms. Giles stated the good thing is on PDF page 25, you see we're under budget by \$25,000.

Chairman Steiner stated it's not a matter that we don't have the budget. But that budget would be using those figures. In reality, it's not \$25,000, it's only \$20,000.

Ms. Giles stated yeah. I think for the rest of the supervisors to consider is what Chairman Steiner is saying there on the capital reserve input, is how do you want to do that math? Do you just want to take the single-family homes from the \$77 to \$100 and that's like a \$22 increase to bump that up. So, if we just started the single-family homes on page 158, it shows it's a \$77 increase. If your guidance is bump that up to a clean hundred and then the others below it adjust accordingly, we'll bump that up for the capital reserve input, or if there's a specific dollar amount you want us to bump up the capital reserve input by. Right now, it's \$250,000 in the rec fund. If you just want us to say bump that up by \$50,000, we can do that. It would change it from 9% to 10 or 11.

Chairman Steiner stated I'd like to stay around the 10%.

Ms. Giles stated that could be the guidance too; bump us up to 10%.

Ms. Arnau stated I think that sounds good.

Mr. Hicks asked do you need a motion

Ms. Giles stated no, I'm just getting the consensus, because Chairman Steiner is leading a discussion. I want to make sure the rest of the supervisors are okay with that.

Mr. Eckert stated ultimately, you'll do a motion to approve the resolution, and that approves the budget, but it's not locked in stone until you have your hearing at least 60 days from now in August.

Ms. Giles stated Jay, do you see any problem with them bumping it to 10% with what falls out of that going to capital reserve?

Mr. Soriano stated no.

Ms. Giles stated okay, I got that note. So, again, you'll see the approved proposed budget at your next meeting and what that looks like.

| |
|--|
| On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor Resolution 2024-02, approving the proposed budget for Fiscal Year 2025 and setting a public hearing date was approved. |
|--|

June 10, 2024

Middle Village CDD

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have two items, one of which we talked about already, which was next year, looking at whether or not we can make some changes to our O&M assessment methodology, which we'll look at. I think it'd be good for the board to talk about that in the fall. Get through budget season and get prepared for that in the future. The second thing I have is I finished my memo on the impact fee credits and the ability to sell them, with one exception, and that is getting feedback from the county to make sure that in that memo, I tell you whether or not the county agrees with my interpretation or not. I have a meeting with the county attorney on Thursday of this week. So, to the extent that I can have that meeting and then I get their feedback, then I can go ahead and distribute that memo, and I don't have to wait for the agenda package so that you have time to take a look at it. So, that's in progress, and hopefully a lot of progress will be made on Thursday. So other than that, happy to answer any questions.

Chairman Steiner stated how many impact fee credits does Middle Village have.

Mr. Eckert stated I don't have the amount. I know it's in the millions. It's in the draft agreement, but if you give me just a moment, I can pull that up.

Ms. Giles stated do you want us to pause or move on to engineers?

Mr. Eckert stated go ahead and if you'll let me interrupt, maybe when we get to audience comments and supervisors.

Ms. Arnau stated the last meeting that you were at, you brought up the sending out an email or something on the people who were violating the policies.

Mr. Eckert stated I did look at that and I would say that there's no law expressly prohibiting the district from sending out the pictures of the people, that could have been minors in these particular circumstances. I think it can be problematic, and I don't know that that's what I would recommend that you do because people may not interpret the law the same way I do or think that you're doing it for the purpose that you're doing it. So, I would not recommend that. But I thought we had come to another solution which was more educational in nature. You're shaking your head because I think it was your suggestion.

Mr. Bland stated see something, say something. Without the photos.

Mr. Eckert stated yeah, I think that's kind of where we landed on that. But I did dust off that research I had done for another client and answer is, if you really want to do it, I think we

June 10, 2024

Middle Village CDD

can do it and I can defend it. But under that circumstance, I just didn't think it's going to be helpful to go down that road.

Mr. Soriano stated what we've done in the past whenever we released it and we really don't do that too much, we were working with CCSO. CCSO released it on the news and their posts on Facebook, but they're doing it for us. They're taking our images and doing it for us. So, we're not the ones doing it. That kind of falls on their shoulders without a word what they're asking for and whether they think their minors. Sometimes you don't know it's a minor, it's just a picture. And how somebody takes it. Oh, they splashed my kids picture over there saying they're a criminal. No. They just asked for information. But we've left it to them in the past, so we'll continue to go that route. But I'm not getting as much support when it comes to the promenade as I do when it comes to last time we did that had to do with people breaking into the pool with them. So, it was a little different.

Mr. Bland asked what's the status over the last month or two?

Mr. Soriano stated I wouldn't say it's increased. I wouldn't say it's decreased. I still see some kids out there now and then, but I think their focus is on other areas now that they are out of school. We get a lot of issues even here during the day at the pool. So, it's taken away from there a little bit, but it hasn't stopped. We still have our violators riding on the promenade. Same way over at your sister district, you know, some of the same kids live in the same area, just riding back and forth.

Ms. Arnau stated the other thing I've noticed is that we've got more golf carts and these are adults, these aren't kids. Isn't there some way we could encourage the townhouses to put the barriers so they can't come from that side? Because that's what I noticed. I was walking down there one day. They're coming from that sidewalk.

Mr. Soriano stated really the one that's problematic is the last one that was built because we mentioned it goes straight down where the other ones have the steps. Everybody else has the steps in the walkway. So, you can't get a golf cart down easily. The kids with the bikes and motorbikes go down, but the other one has full access. You can drive down the sidewalks. I could talk to that HOA and see if they can do anything to help us out. Because to me, something like the swinging gates helps out. It doesn't stop access completely, but if it's not just full ride through and do whatever I want, I have to stop and get off my golf cart and I just may not go that path.

June 10, 2024

Middle Village CDD

Chairman Steiner stated it is possible that those golf carts may be residents.

Mr. Soriano stated there's a few I see daily and they're residents.

Chairman Steiner stated no, I'm talking about within Towering Oaks. Ones with the golf carts may actually live in Towering Oaks. Doesn't mean that they still get to use them coming down there. But there may be a resistance to some of that because they seem to come from that direction and go back to that direction.

Ms. Arnau stated isn't it the law that golf carts can only be ridden in golf communities?

Mr. Eckert stated well, a couple things. One, if it's a street legal golf cart and it's on a road that's under 35 miles per hour, I believe that they can have that golf cart, but it's licensed and has all the lights and stuff. And then there's another separate process for counties to declare a community to be a golf cart community. And there's certain signage and requirements for those golf carts that are operating that are not street legal within that community and you have to go through the whole county process to get it designated as such. I don't think this community has ever done that.

Chairman Steiner stated no. I looked one time and I believe Clay had designated it as being a non-golf cart community. In fact, even the sidewalks are supposed to be foot traffic only.

Mr. Eckert stated we've done it before with other communities, but it's certainly the minority of communities that go through that process. The ones that are bisected by major thoroughfares and things like this makes it much more difficult.

Chairman Steiner stated I, for one, wouldn't be in favor of trying to pursue getting it authorized. I'd like to find a way to further restrict it, if we could.

Mr. Eckert stated that's really up to the county to enforce that.

Chairman Steiner stated yeah, and that's the other thing that I find rather difficult, is in order to have the county take care of the problem, you basically have to have them there when it occurs. So, they go by and by the time you pick up the phone, they're gone. To me it hasn't been as bad the last few weeks or so. I haven't seen the high-flying ones. I'm talking about out on the promenade, which is what we were trying to get restricted. The bigger thing I've seen coming through now is the younger kids on the electric scooter type things. They used to call them razors. I don't know what they call them now. But anyways, it's motorized, and they come flying by there. Two or three kids standing on one device, no helmets.

June 10, 2024

Middle Village CDD

Mr. Eckert stated I'm not hearing any interest in pursuing that with the county, then we will move on to the final thing in my report, which is the amount of impact fee credits that were given to Middle Village in the interlocal agreement was \$7,845,003. Your last audit indicated the amount was about \$7.8 million. It's a significant amount, but again, is there a market for it or not? And is the county going to agree with our interpretation? St. John's County has agreed with our interpretation of that. So hopefully Clay County will as well.

Chairman Steiner stated if they approve it, are there any restrictions on where the district uses those funds?

Mr. Eckert stated there are, and they would approve it on a case by case basis. So what I'm trying to work with them on is make sure we're both reading the law the same way, so that when I deliver my memo to you, we don't all of a sudden get crosswise with the county if we don't have to. But then what would happen is, typically there's an application for transfer. It goes before the county commission, and the way that the law is written right now, it has to be used within the same impact fee zone. You all are in a specific impact fee zone. I think there's four or five zones within the county, and you can use them within that zone. The county still has to approve it. Then there's a provision that you could possibly go outside of the zone if you can show that the improvements that you funded benefit that area outside the zone. I think that's really meant to deal with things where you're not in the middle of your impact fee zone, but you're on the fringe of the impact fee zone, and the land that's in another impact fee zone is adjacent to yours, and so therefore, your roadway is benefitting them. So, the legislature did a good thing in making these somewhat retroactive. So, it's helping out some of our resident communities to try to raise some money for their reserves. That's what we're trying to do for you.

B. District Engineer – Consideration of Proposal to Update the Public Facilities Report

Ms. Giles stated on page 161 is the district engineer's proposal to update the public facilities report. I was trying to research in the Florida Statute, by definition, why this is a requirement. I haven't found it yet. Is it due to the bonds, Mike?

Mr. Eckert stated no, it's in Chapter 189.

Ms. Giles stated Alex, your district engineer, has included a proposal to update that report for you at the cost of \$3,500.

Chairman Steiner stated is this is a state required report?

June 10, 2024

Middle Village CDD

Mr. Eckert stated it is, and I'm usually pretty frank when we come to dealing with the state requirement on this type of stuff. It used to be this report was required for local governments to give it to the main local government, like the county to say, we're going to be putting in a new water line or sewer line here. The county gets the report, and their utility department says, oh, we need to upsize that anyway, so why don't we all coordinate? So that's kind of how the report came about. Now, I don't know that anybody ever looks at these, because I never get calls from the county saying we saw your report, and we'd like to partner; because now everything's picked up at the permitting phase. When it goes to the different departments, that's when they see it and then they're going to be looking at it on a case-by-case basis. However, this still is a requirement of Florida law that we're required to do.

Mr. Bland stated it says \$3,500 plus direct reimbursable expenses. Any idea what that is?

Mr. Eckert stated it shouldn't be much, but, if he makes copies and brings you eight reports and binders and things like that, I can't imagine what else it would be. Perhaps if he had to get public records from the county. That would be a direct reimbursable expense, too. But typically, what they're going to do is they're going to look at the engineer's report, they're going to talk to your manager about what projects you have upcoming. So, I would think that would be a nominal amount.

| |
|--|
| On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the proposal from Matthews DCCM to update the public facilities report was approved. |
|--|

C. District Manager – Reminder of the Qualifying Period for the General Election

Ms. Giles stated the window for the qualifying period opened today at noon and runs through Friday at noon. You have two seats up for election and that's seat two and seat four. I do see the Chairman has filed his paperwork with the county. Joe, I sent you the email with the contact information. I think you do the paperwork online first, and then you go down there and pay the \$25 or turn in the signatures. Is that what you did, Mike?

Chairman Steiner stated you get the form one that's got to be done online. The other, they have a series of forms that are online that you can print out and fill in. One of them has to be notarized and they'll do the notary there. Then you have the \$25 fee.

June 10, 2024

Middle Village CDD

Ms. Giles stated I think the question is, what do you need to take with you? So, it sounds like you fill out the form one online before going, and then your driver's license, and then the \$25.

Chairman Steiner stated and print out and fill out the other two forms that are there.

Ms. Giles stated Joe, let me know if you need any help with that, any help printing that off or anything like that. Then just another reminder about the form one online requirement in the ethics training.

D. Operations Manager

1. Memorandum

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

Mr. Soriano stated before I get into the report, I have a couple items for you guys. I was contacted last week by a resident that we had trespassed. I don't know if any of you guys other than Supervisor Steiner may have been here, because it's been about two years now. This is Ms. Green. I let her know we were having a meeting. This was violation for wearing a thong. This occurred two summers ago. We had her trespassed, and more of the problem was her reaction to staff. This was not the thong issue. She was told the rules. She doesn't agree with the rules, which I always tell people. It's a little different. You don't agree with the rules. If there's something that we can change that makes it easier on residents or better, then great. But if not, our rules have been there for quite a while for a good reason. So, the problem is how they react with staff, though. And this became a long, drawn-out argument. If you remember, she was videotaping the staff. She felt that they weren't being as nice and professional to her. When I saw it, she was very combative and even defensive at times, but she understands that part. She still doesn't agree with the rules. I get there's a lot of people that want to be able to wear what they want to wear. Our rules are still the rules for the reason. But she has apologized for how she dealt with staff. Like I said, this was two summers ago. It kind of occurred near the end of the summer, though, and we went over to meet then we sent her a letter so that she could attend a meeting here. The Board reviewed some of the paperwork from the staff. We even brought in the staff member, and she explained what happened. But Ms. Greene didn't show up, so she was trespassed. That was a two-year violation. Then you guys took her privileges for a period of one year, which we stick to one year. She received the letter and because of the time of that, that

June 10, 2024

Middle Village CDD

actually ran up last year. So, she came back to the pool ready to go to the pools, and I did let her come then. That was the out of school party. I know the kids wanted to have fun, things like that. I did tell her, though, that officially, we do have to go through this process. You have to ask for some kind of forgiveness. It has been almost two years, but we could end early. I do have to formally do this with you guys because this would be a rescinding of the trespass. It wasn't just us taking her privileges. We took it for a year. That part's already over. But the board would have to ask to rescind the trespass for the county. That two-year period doesn't end until November because of those steps that we went through of sending the letter and going through meetings, things like that. So, officially, she would still be asked to stay off the property until November unless we decide to lift it. I would have to go through and do paperwork to rescind it with the county that would allow her, because right now, even if we were to say yes and something were to happen on property and they got her ID and find out, you're not even supposed to be here. They could arrest her on the spot, so she cannot be here until we officially go through these steps.

Ms. Giles stated is her whole family trespassed or just her?

Mr. Soriano stated no, we don't do family, so it's just her and as far as taking privileges, the board only voted to take her privileges, nobody else's.

Ms. Arnau stated was she compliant when she showed up at the pool party?

Mr. Soriano stated yeah, she did understand. She was a little confused because she was focused on that letter and on our part that is a little confusing. She knows the trespass was put in place by Clay County, but then she received this letter from us saying, you can't come back until November of 2023. Well, that's already run out. Once I explained it to her, she did understand. She said she would wait until this meeting. So, like I said, she does understand, and she understands the reaction with the staff is the problem. It wasn't just the thong. Yes, the thong was breaking the rules, but I get that almost every day and we just ask them to cover up. It's not until somebody gets upset, they're offended, or they get mad at staff, and it's that reaction that causes a bigger problem. I do ask the staff to try to be professional, that's always hard, especially if, let's say I have all guys there. That's always a touchy one, but it's still one of the rules that we have to follow. And if somebody else comes to us complaining, we have to be able to address the issue somehow. So, it's always a tough one. But it was really for that part, that interaction with staff, and she did apologize. But I would need some kind of official direction from you guys so that I

June 10, 2024

Middle Village CDD

can ask to rescind the trespass because it would be early. Like I said, the vote for us to take our privileges, that was done in November.

Chairman Steiner stated do you feel comfortable with it?

Mr. Soriano stated yeah, I'm fine with it. She did sit out. She didn't really complain in that time. She never caused problems. She was understanding when I talked to her the other day, and she's waiting now, so I don't see an issue. It's not like this doesn't stay on the record. We keep everything for every homeowner forever. So, if there's ever problems down the road, it's the same thing. We have had somebody trespassed on multiple occasions. They've run out their two years. We've had two over at your sister district, and they keep trespassing them and we have to go through those steps.

Mr. Eckert stated so you're just looking for a motion to authorize you to sign the paperwork necessary to rescind the trespass with Clay County or request that it be rescinded with Clay County?

Mr. Soriano stated correct; so, she can come back.

| |
|---|
| Chairman Steiner motioned to authorize staff to request Clay County Sheriff's Office rescind the trespass for resident N. Green. Ms. Arnau seconded the motion. |
|---|

Vice Chair Mifsud stated if there happens to be another issue assuming we rescind, is it just the same process again?

Mr. Soriano stated right. Actually, our policies are a little more streamlined now, where before we always had this one, two, three step process before we even took the privileges. Now we can actually take them the way we set it up about a year ago, and all districts did this with a formal policy that, we can take them till the next meeting, and they have to show up in that meeting and explain what the issue is and whether they have to ask for forgiveness. If it was a problem on their end or they want to argue that this was a miscommunication, which we've seen before too, but they would have to show up at that meeting. Then if you guys decide they were at fault, you can continue with taking their privileges, but they would have lost them up to that next meeting. Good part is we meet every month. There are some districts that don't meet every month, every two or even more. So that can be a case where people would lose their right to come to the pool for quite a while until they come speak their piece. You guys get it every

June 10, 2024

Middle Village CDD

month. But yes, so on the first issue again, which I'm hoping it won't be, she seems to be pretty understanding. Like I said, for cases like this, when we've had somebody trespassed, if I can work with somebody the way she's been so far, I'd be happy because usually it's not that easy to work with them. So, I'm hoping this one's better. But yeah, it would be the case of the first incident. After that, it's going to be right back to you're not here.

| |
|--|
| On VOICE VOTE with all in favor, the motion to authorize staff to request Clay County Sheriff's Office rescind the trespass on resident N. Green was approved. |
|--|

Mr. Soriano stated like I mentioned earlier, we had a very large out of school party. This place was packed. You guys went through 40 pies over here and there was 20 on the other side. I did cut your side off because we ran out of those 40 pizzas at 3:30 and there were still people coming through the door. But I wasn't going to be able to order and get pizzas here. Within 30 minutes of the party was over. We do have little things on there that say while of supplies last, but we give out all the snow cones again. We own our own snow cone machine. I do rent extra so that there's one on each side for these parties. The district's own a snow cone machine, a popcorn machine, and a cotton candy machine. So, when we do those things, that part I can do pretty cheap if not free. And everybody just keeps coming up and getting stuff. But the pizzas do cost a little bit, so I had to cut them off there. But our next event is the dive in here. We had a dive in over at the other side. Now this month we'll have it here. We do take July off where there's no movies or big events. Just because the place is already pretty busy in July. Then we go back to it August when there'll be another movie at Double Branch and then the September one here. I am playing with the date a little bit. We had to move them around because if you recall the first dive in did get canceled because of weather, so we kind of adjusted it. It was supposed to be this Friday, but we do have a swim meet planned for Saturday and this place will be extremely busy with Friday and Saturday night. I'd like it not to be wrecked for the swim meet Saturday. It gets a little messy sometimes. So, we're going to adjust the date where we're looking at either 21st or 28th. I'm checking with tennis to make sure there's no issues on their side. But if you've been down here during the day now, this place is a madhouse and will continue to be that way until about the middle or end of July. Then everybody starts to do their last minute vacations before they go back to school. That's when it really slows down. Moving on you can see how

June 10, 2024

Middle Village CDD

busy everything stays on usage. We are back up, like I said before, we had Covid change around our operations. We were hitting 7,000 people with different check ins. So, these are different throughout the month. If John Smith comes ten times a day, he doesn't get counted ten times a day. He gets counted once for that day. This is the number of uses when I break that out for the whole month. So about 223 different people between tennis, basketball, the pools, things like that. That's a lot. Our highest. We'll get up close to about 300 different people each day. Just to update you guys, the fencing is going pretty good. I was concerned when we got into summer camp for tennis. There are a couple hundred tennis kids running around here. The swim team has two practices, one in the morning and then in the evening. All these kids come in and nobody's going to check in. So, it's kind of tough on the front desk staff. They've done a good job of working with parents and their kids at least come in and say, hi, I'm on the swim team. And then go through or, tennis and they've gotten to know and double check the people that are just walking by themselves. So, they are doing pretty good there. We are going to work on finishing the lockdown on all the gates. You will have one gate that's considered a fire emergency gate. However, the others will not open in or out. Hopefully this month I will have Atlantic here. We're going to put an extra camera out because you have already cut down your security usage. Now we have one guard or we've adjusted hours, things like that. The big part of that was cutting out that budget line. You have dropped down what it did because of that and that's where we plan on getting next year. However, his biggest job is going back and forth and telling people not to use the gate. There's a sign on there that says this is not an entry or exit. Yet, they just push and go right there. It's telling everybody to check in downstairs. But there are some people just don't want to take the time to walk all the way around. Extra bit of walking is tough so they just go through the gates where they should be coming up front. We are still on hold for the column at Deerview. Now I'm kind of working with the county too because they're kind of in the way. Their trucks are out there on Deerview pretty much every morning. I believe they're just getting ready for the sidewalk work at the school. I don't think they're touching that quite yet, but I'm staying out of the way there and we still have to finalize a new contract agreement with another vendor to do the work on the column. I am only still at one quote, but it is the lowest quote. I feel pretty confident for the amenity center. That was Tito's and I mentioned that last time. I have reached out to quite a few other companies. A couple have come out to view the building but haven't given me anything in writing. We have done this for a couple other districts, and we get

June 10, 2024

Middle Village CDD

three or four quotes. Tito's tends to be the lowest. He's done a good job for us. So, I'm basing my numbers off of his quotes. I am going to be looking hopefully when I get one or two more to bring to you. We don't have to do this yet. I've talked to him about holding on to that pricing for us to do at the end of summer, beginning of fall, because even if we were to approve this now or next month, I just won't have the ability to shut the building down for a few weeks at a time. That's how long it's going to take to paint this entire building. We're busy with weddings. We have to be able to wait until it's a little slower, which will be more September, October timeframe. He has agreed to hold that pricing. So it's going to be based on what everybody else gets us. But I will be looking for right around that \$48,000 to \$50,000 when we get to that point. Then something I mentioned last time, these are purchase of playground items. We have just three neighborhood playgrounds here. You have Whitfield, Deerview, and Hamilton Glen. These are 20-year-old items. They are starting to rust and deteriorate. My guys will go out because we have extra panels where when we take an old one down, we keep some of the structures, so that if one breaks or falls apart, we can replace it pretty easily. So, we keep everything safe and going. But you do get to a point, you have to replace these structures after a while. They are well past their lifetime. They are not cheap, and I think that's what residents don't understand. This is actually a cheaper company that I've been able to work with the last couple years and has provided the last four or five to your sister districts. So, they have about eleven of them around the properties so they have quite a few that they're replacing. The idea was to do one or two each year until we get done with all of them. But we do need to start on replacing yours also. Theirs will be a five- or six-year plan before they replace all of theirs, but they are going to be picking out another one tonight. Usually what I do is I give them a couple options. I prefer if they give me an amount instead of picking a specific playground. The reason for that is we did that one year and that unit took about a year to get to us. It's a nice playground, it's one of our biggest ones that we have over there and it looks really fun for the kids, but it took a long time to manufacture and get to us. So, in that time, I would have been better shifting that off and going to another playground if I knew I was going to wait that long. I'd rather have an amount and then work with the manufacturer and ask what's in your warehouse ready to go. What can I get in a four to eight week period rather than waiting for a year? So, they're going to be hopefully going back that. I know one board member really liked that one. He picked that one out. So he's kind of set on picking out the playgrounds. But it's not that easy if you tie my hands to it like that. But I

June 10, 2024

Middle Village CDD

will need to look at that and approve an amount. If you guys want to replace your first playground, I would probably look at Deerview. I have gone through and taken pictures and evaluated. Deerview, in my mind, is the worst. Hamilton Glen is next, and Whitfield is the third. So, in that order, that's where I would start.

Vice Chair Mifsud stated we're looking at doing one a year like the sister district?

Mr. Soriano stated yep, we could do one a year. We can look at each one and see if we can make it another year after we do one. I'd probably look at Deer View and Hamilton Glen pretty quickly, though. Hamilton Glen I have had to replace the climbing net. It's made of chain, and I've replaced that before and it's already pretty rusty. So, there are parts that we have to take off and put on. Whitfield, surprisingly, since we usually get a lot of vandalism in the playground area, but the structure itself is in the best shape.

Mr. Hicks asked what kind of amount are you looking for?

Mr. Soriano stated it's really dependent on you guys. The lower end there is about \$35,000, and the higher end would be closer to \$50,000. It really depends on which you want to put out there. The bigger they are, the more expensive they are. It takes us about \$10,000 worth of labor to install. That's much better when we're able to do it in house. We did do this one. So, your fourth one is here, but this one isn't that old. We did this maybe six years ago, I think, and it was about the same thing. It took about eight to \$10,000 worth of labor that I put towards it. Now, the one thing I did learn when we did that one is the guys asked me not to install playgrounds in the summer. So we try to do it after that August, September point, and it can still be pretty warm here. But, right now it's definitely not fun out there.

Chairman Steiner stated this would come out of capital?

Mr. Soriano stated this would be capital reserves and these are planned in there. I believe you guys, for some reason still have a year or two before we start going through this. Like I said, you only have three playgrounds. That's probably why we pushed it off farther where the other side has a lot of playgrounds. Every little neighborhood there's pocket parks and there's another playground in some place. They started their plans on replacing those earlier. So, it was already built into that reserve study the same way yours is.

Chairman Steiner stated which is another reason to look at what we asked for in the budget.

June 10, 2024

Middle Village CDD

Mr. Soriano stated if you want to go to the high end, it would be a not to exceed to purchase at \$50,000. If you want to go to the lower end, I would say \$38,000. It's \$35,000 there, but it does take about \$3,000 to ship it to me.

Mr. Hicks asked is the labor included in that?

Mr. Soriano stated no, that's just the purchase. That right there is just what comes from that company. Labor is done in house. That's why I was saying if we do it in house, it's closer to about ten grand. If, let's say you guys already put us on another project and we talked about that before, we're stuck on one project, and we can't do it. I can get you guys quotes. You're going to be closer to probably about 20 grand to install these playgrounds.

Mr. Bland stated what's in Deerview now? It's pretty big, right?

Mr. Hicks stated yeah.

Mr. Soriano stated I would say Deerview is your larger one. Whitfield is next, and Hamilton Glen is smallest. So, Hamilton, Glen, you could get away with more like a \$30,000 playground.

Vice Chair Mifsud stated so we could do a not to exceed based on size and do one at a time.

Mr. Soriano stated yeah, this is not the plan for down to each one. This is just the starting one. So really, that's what I'm looking more at is if we want to move with the priority Deerview, then I need something to replace Deerview.

Ms. Giles stated so if you do this one, it would be a not to exceed \$61,000. I added \$3000 for shipping.

Mr. Soriano stated the highest one is \$48,000

Ms. Giles stated so, plus shipping, plus labor.

Mr. Soriano stated no, I don't want the not to exceed for the labor. This is just for the purchase.

Chairman Steiner stated which one did you say is in the worst condition?

Mr. Soriano stated Deerview. Like I said, some of it is cosmetic when you consider rust, but I can tell you the parents don't look at like that. With all of the things I have to replace and the rust. Yes. That is the one I would go to first.

Mr. Bland stated I think we should do the bigger one.

Ms. Giles stated would \$51,000 cover this one, Jay?

June 10, 2024

Middle Village CDD

Mr. Soriano stated yeah. Just like I normally do, I'm going to be haggling with this guy if we're buying the Double Branch one at the same time. I should get a better deal and save on shipping. So hopefully it's going to come in well under that.

| |
|---|
| On MOTION by Mr. Bland seconded by Vice Chair Mifsud with all in favor purchasing a replacement playground for Deerview at an amount not to exceed \$51,000 was approved. |
|---|

Mr. Soriano stated last thing is really just guidance. I don't know that I need a motion. It's going to be to change our current contract company for the elevator. I do have three packets there just to review. This is a small amount. We pay quarterly at \$491. I do get quarterly inspections and then we have the yearly inspection that we pay for. However, the biggest issue we've had over the years is when I have a wedding here, the door shut down or something like that, I have to call out the maintenance company. We've had the same maintenance company now since the building was built. It's Coastal Elevator. It's one of the larger companies that is around and they do a lot of work. But I have been looking for other companies and it's hard to find something to work on this equipment here and give us a good rate. The emergency rate with Otis / Coastal Elevator is \$925. So, I believe that the last bill we paid was for during a wedding. I had somebody come out a few weeks ago and it's \$925. These guys are significantly lower. They have been out. They've done a tour with me and checked out the elevator room. This is something they can work on. But it is direction if we want to change. It's always tough to me to change a vendor we've had for 20 years. But I have trouble with paying that much money hourly and knowing that's my biggest problem is the emergency repairs. Quarterly is fine. We have to have a yearly inspection. The state requires us to do that and the state does require us to go to certain elevator companies. So, I still have to submit this application with them too, to make the change for our yearly inspections. But it's really just direction to allow me to change this contract. Like I said, it's not a high dollar contract, but the repair bill can be high dollar.

Ms. Giles stated is there any concern from the board that Jay does that?

Chairman Steiner stated no.

Mr. Soriano stated before I sign it, because they do give us this little agreement, that gets passed on to Mr. Eckert to check over to make sure there's no wording in there that puts us at any liability or anything like that. So, I'll let you guys know next month. I did have one this past

June 10, 2024

Middle Village CDD

Friday, but I argued with them. I felt it had something to do with one that we had three weeks ago. So, I didn't want to see another bill. But we'll see how that works out. Outside of that, unless there's any items on those maintenance bullet points, that is it for my report now.

Mr. Hicks stated maybe we can refresh my memory. I'm not sure how this went last at the last meeting. We were talking about that street light.

Mr. Soriano stated the engineer is actually working on that. I handed it off the him to find out in conjunction with Clay Electric, if there's any requirements that you guys have to handle. I don't think we heard any finalization. He's still trying to find out if there is any. If there's not, then that's the first factor you guys consider we don't have to do it. Maybe it falls under somebody else, but that's what he's going through.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Eric Rodriguez stated I live over here in Briar Oaks. I'm a retired army guy who is working with the transportation department from Clay County Schools of the district. I do the three schools over here, the intermediate and the high school. I spent my whole day around the neighborhood because I live over here. So, I've been seeing so many things and I know that you say that it's an aging neighborhood, but my concern is just to keep it to the level that it's supposed to compare with Eagle Landing or something like that. One of my things is the waterfall in phase one. That waterfall hasn't been working.

Chairman Steiner stated before we go into it, this board here is phase two. The Board that follows immediately behind us. In fact, part of the board is here. They'll be sitting shortly. They would be the one to take those questions.

Eric Rodriguez stated I didn't know that. But I have something for phase two as well, because I spend my days over here. I've been seeing in the lake over here, for example, this is my lake. I have a waterfront property. So, I've been seeing many things, especially now I know that when we bought over here, it was 2006. So, I remember that nobody was supposed to be fishing and stuff, but that changed. We got the new policies and everything. So, a lot of things have changed. So now they can just do catch and release and we are seeing so many people in there. But I'm thinking that we need some signs instructing the people what they can do. At least the highlights, because a lot of people, they don't know and I'm seeing people over there with buckets full of balls just biting those balls into the lake, you know, and then getting into the lake.

June 10, 2024

Middle Village CDD

You cannot do that. Then they are fighting with me because they are literally just putting the trash on the lake over here. So, I don't know that we have the alligator sign. At least do something in some specific areas, you know, educating the people that are coming over here, because you have people that don't live over here, but they come to walk around the lake, that's one. Another one is trailers park over here in Towering Oaks. I'm seeing one trailer right now over there that has a cable attached to the trailer and to the light pole. I know that they cannot just be storing equipment over there, but still. The traffic signs in the roundabout, does that belong to the county?

Mr. Eckert stated in the roundabout on the county road, the county would be responsible for traffic signs.

Eric Rodriguez stated they had one car that run over a sign over there, and it's just a piece of pole.

Ms. Giles stated is that something that anyone can go to public works and report that sign is down?

Mr. Soriano stated yes.

Eric Rodriguez stated those are the things that are making some difference over here that the neighborhood has been taken care of that we weren't seeing. Like I told you, I was in service for a while, since 2010, and now I'm back and I'm seeing some changes.

Chairman Steiner stated it's aging, and we do have some areas that we have to monitor. But I don't know if you heard earlier, we were discussing things that we're trying to do to enforce the rules of no golf carts and high-speed motorcycles going down, and we're looking at ways to address it. But anytime that you see something, I understand the feeling that you challenge somebody and the first thing they want to do is get up on your face. But the thing about it is, if nothing else, from a distance, take a picture and send it to Jay. If there's anything we can do about it, or we can go ahead and possibly ask somebody to tell us. Do you have any information about what's going on here? Those are things that might help us there.

Eric Rodriguez stated I'm working right now with my HOA, with my board in Briar Oaks, that's another work in progress but I was having the issues with the lake, like I told you, with that person, and some changes, like kayaks. Before, nobody was supposed to be riding kayaks over there. Now I'm seeing kayaks. So, I guess they are allowed to.

Chairman Steiner stated I don't know if we have anything in there.

June 10, 2024

Middle Village CDD

Mr. Soriano stated we never have, actually. This one's always been fishing because of the amenity center. The only ones that were not fishing were certain ones that were surrounded completely by homes, but even then, we got rid of that because we get the same complaint. Oh, I live on that property, I should be allowed to fish. The policy addresses people going into people's backyards as part of fishing. That's it. This is not. That's common ground. So, there are a lot of fish there. As far as people in kayaks, we don't have anything expressly against it. St. John's Water Management does not like those to be used for recreational purposes, but they also do not outright say no. They do recommend against things like swimming, but even then, they don't have rules against it. So, we would recommend not doing it, too, but it's not listed in our policies. The only ones we had were for things like fishing. Trying to walk into somebody's backyard and fishing. That was a little different.

Eric Rodriguez stated so in that case, can we state it then?

Mr. Soriano stated we can't put up a sign that we don't have a policy for.

Chairman Steiner stated the only constraint that you could possibly have is ask them if they live in the community, because if they don't live in the community, this is not public land.

Mr. Soriano stated in this case, I wouldn't even recommend that because it's not their backyard. Their backyard does not come up and touch that pond bank. In other areas, their backyards do come up and touch. Here you got a whole sidewalk and common ground around there. Unless they're doing something really wrong, I wouldn't really just approach somebody to say, do you live here. That does create a problem. I have gotten reports of some of these guys out there in kayaks. They're not friendly. Whether they live here or not, I don't know, but people will approach them and then they're kind of being jerks back and even said that the report of the one kid that was giving a finger to the guy taking a picture, that's kind of what I've heard from kayakers that have been out here, too, but I don't know how they're approached. But this is bordered by common ground. There's a big sidewalk and a bank there, so it's not even their backyard.

Chairman Steiner stated it's not a residential issue but from the standpoint of what we had there with making sure that people out on the grand lawn out here, now that we have it gated, they have to be a resident and have a card to get in. We don't have a control for that on the promenade, but for the most part, a lot of those that are fishing, there's a fair number of them that are residents. But, again, that's within phase two's property, basically.

June 10, 2024

Middle Village CDD

Eric Rodriguez stated it can be just sign with the highlights. You can fish and release.

Chairman Steiner stated I don't mean to interrupt you. We have to make way for the next group coming in, but the thing is we went through a phase where we overdid signs. There was a sign for this, there was a sign for that and eventually what happened was the signs get wiped out. It's an education problem. More signs has not been found to be beneficial or a deterrent. We're still struggling.

Ms. Giles stated what about an e-blast to the community? Just a reminder or a link to where the amenity facility policies is listed?

Mr. Soriano stated even then, I have a problem with how we word it. I can't tell them no kayaking when we don't have a policy that says no kayaking. All I can tell people to do is to be courteous if they're behind somebody's home, that's it. But this is a big open area. We even have the spot where you can go out and fish off the gazebo out in the middle of the lake. That is the idea of it. So, you know, I don't have a way to tell them not to kayak. All I can try to do is get people to understand to be courteous to each other and understanding. I don't know how that email will go over. I can put in there the wording that it is not recommended by St. Johns and that these are not supposed to be recreational ponds. These are strictly for runoff. So, they're not supposed to be out there swimming or playing in the water or kayaking. But we don't have any policies against it and neither does the St. John's River Water Management District.

Chairman Steiner stated we appreciate your input, and any suggestions you can make, submit them to Jay or to the board through the website.

Ms. Giles stated the next item is supervisors request. I did have a request from one of the supervisors to consider moving July's meeting to 2:00 p.m. since school's out, that would probably be the only one we could back up. We can leave it at 2:30 for now. This one was a little longer because we talked about the budget.

Chairman Steiner stated that's the only time that we could change the schedule?

Ms. Giles stated it sounds like you can change it to any time, but it sounds like that supervisor is not going to be present at July's meeting.

Chairman Steiner stated I was looking at the school year and when does the school year go back?

Ms. Giles stated if you wanted to do July's at 2:00 p.m. it doesn't sound like it'd be an issue.

June 10, 2024

Middle Village CDD

So, then our next scheduled meeting is July 8 at 2:00 p.m. We'll update the website, and we'll properly notice that here at the same location.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 8, 2024
@ 2:00 p.m. at the Plantation Oaks
Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Marilee Giles
A38999D0EDC14F4

Secretary/Assistant Secretary

DocuSigned by:
Michael Steiner
FFB7F92090414F7...

Chairman/Vice Chairman