

**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, **July 8, 2024** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Michael Eckert	District Counsel
Jay Soriano	Field Operations Manager
Marla Dietrich	S3 Security
Triston Cottrell	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 2:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Winona Newny stated I live off Oak Mill Road. The only thing I have a comment about is some of the amenities that we have access to. I understand the rules and I respect them, but we have six grandkids. If in the summertime, if they can do something as far as maybe adding an extra one or two, because when we come down, we have six grandkids and I can't get into this part because of that one grandkid. So, I was wondering if there's something they can do in the summertime to accommodate more people coming to the pool or having access to the pool.

Mr. Soriano stated she's talking about the policy on guest numbers. Unfortunately summertime is actually why that's in place. Between both districts we have about 7,000 units.

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We can't even house 1% of our current population, so we limit those guests for that reason. There were years before we started getting strict on a lot of that stuff where the lifeguards would get saturated out there at the pools where they have to stop people from coming in the gates. It makes it seem even more unfair when you feel like you're being kept out as a homeowner here and it's because we have a ton of guests in the pool at the time, so we had to limit that number someplace. And there's always going to be a time where we have one more or two more than, what the policy is, but that's kind of where we've settled over the years, was five guests.

Winona Newny stated I'm just talking about the summer.

Mr. Soriano stated during the winter nobody uses the pool, so it's not a problem then. No, The summer is why that rule was made was because of the pool. We don't have as big of an issue with capacity when it comes to fields. We can fit lots of people out there, so we're less likely to have to shut things down and say nobody else can come in, but that actually can happen at the pool. We get to a point where you're at capacity, we're not allowed to, even if we wanted to let more people in. There's health code violations that say you can only have so many people in a space.

Winona Newny stated how about the cards? Because you're issuing us three different cards, but only one person per household can use that card.

Mr. Soriano stated no, that's just for the guest passes. You guys get your own card. Everybody only uses their card and it should have your picture on it. That's all you get. You get three free. You can buy extras for the people that live in your house.

Winona Newny stated I don't have a problem with that. But I'm talking about if I have a card and I go out to the pool with my five kids. And suppose my daughter wanted to come out to the pool with her card. That's what I'm talking about.

Mr. Soriano stated it's based on household, so she can't bring in five people and you bring in five people. I mean, that would just be a way around the five-person rule. If you have a bigger household that has five people there, then by that understanding, they get to bring 25 kids. We just can't do that. It's based on household.

Winona Newny stated so I can come with my five kids, and then my daughter can come with her card.

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Mr. Soriano stated she can come with her card. Yes. The ones that live there don't count towards that five. You said you had six grandchildren, though. That would be the problem unless they live with you.

Winona Newny stated one of the grandkids has a card because she lives with me.

Mr. Soriano stated so that one doesn't count, that one uses her card. That's why we got you to get their card. The other five grandkids are counted as your guests. You have to use that little pin number they gave you. But you can't have any more than that in one day. You could come back the next day with somebody else, but for that day, you can only do five.

Winona Newny stated oh, okay. That's good.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the June 10, 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.

On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the minutes of the June 10, 2024 meeting were approved.

Ms. Giles stated on page 37 are your financial statements as of May 31, 2024, followed by your assessment receipt schedule on page 49 showing the District is 100% collected. On page 51 is the check register. It's for the month of June and it totals \$169,842.15. It's broken out by the general fund, the rec fund, and the capital reserve fund. I see no unusual variances on any of the financials. So unless there's any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2025 Budget**

Ms. Giles stated just as a reminder, at your last meeting, the board approved the 2025 budget with a 10% increase. So, we kept that here in the agenda just to give the board the

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opportunity to discuss the budget. On page 226 is the table with the comparison. Mr. Steiner, we made those changes to where it just shows FY 25, O&M and we took out the extra column there. You'll adopt your budget at your August 19th meeting at 6:00 p.m. It's on the agenda to give the board just the opportunity to talk about it.

Chairman Steiner stated basically, we've accepted the recommendations from GMS on expenses. The only thing we've made any modifications to is adding an additional \$21,000 to go to reserves. That brings our reserve level up a good bit so that we're back in line with our reserve study.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Eckert stated at the last board meeting, I informed the board that I was going to be having a meeting with the county attorney on the Thursday after the board meeting regarding the impact fees and the sale of impact fee credits. The good news is that she agreed with me that the statute that was adopted a couple of years ago overrides our agreement that we had with the county. So, our agreement with the county said we had to use those impact fee credits within the Oakleaf DRI. But the new statute came out and said you can use them anywhere in an impact fee zone. The county has split up, I think, five or six different impact fee zones and we're in the Oakleaf impact fee zone. So that means that we have a much broader area that we can market the credits to. So, she agreed with that. That was the main reason I had the meeting with her. She is now looking at if we want to go outside of our zone, what is the county currently requiring in terms of showing the benefit of the road improvements we've done here for lands that are outside of our impact fee zone. She was going to get that to me and then I'm going to go ahead and finalize the memo. But the one thing I would say is we're at a point now where the board at its next meeting should start making some decisions. Do you want to actively try to market these at this point in time? Do you want me to reach out to the services of a broker who does this, and they charge a commission to be able to do that kind of thing? Do you want your manager to reach out to people as well? So those are the things that we can do. We should decide at the next meeting whether you want us to actively start trying to market these, because I think we're really close with the county being on the same page. She just wanted to research a recent one that had gone through to find out what was the analysis that if we want to go outside of our impact fee zone. It was a good meeting.

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Chairman Steiner stated you had mentioned that the board or the CDD had discretion in applying this funding?

Mr. Eckert stated correct; however it felt was appropriate.

Chairman Steiner stated so this could be used to add to reserves. It can also be used for any special projects we've got.

Mr. Eckert stated yes. Most districts when they do this, they just park it in the capital reserve fund. Then if they have a special project that comes up, they remember that we have this money that wasn't necessarily earmarked for this, that we put in there. That's usually what people do until they figure out what they want to do. But some people will accelerate. For example, if you have a playground that's due to be replaced five years from now, but it really needs to be replaced now, we'll go ahead and just replace the playground. So, you'll have lots of flexibility. But again, I would not ever budget for getting funds from the sale of the impact fee credits or anything like that. It just provides us with an ability to try to go out and earn some extra income on things that we really have no use for, that we own.

Chairman Steiner stated basically, it would be handled as a windfall.

Mr. Eckert stated it would be a windfall. And the other good thing that Clay County is doing is she told me that if we're within our impact fee zone, when we sell that, they'll be handling it at an administrative level rather than going before the county commission, which is good. That saves time when you have that kind of transaction.

Chairman Steiner stated would there be any advantage other than avoiding a commission to do it in a phased manner, go ahead and get in touch with as many people as they can. Then based on the results of that, go ahead and sell. If we're not productive in that manner, to come in and actually use the broker. So, we're approaching this from two different avenues.

Mr. Eckert stated yeah, we can certainly do that. Marilee and I can talk. I would say that I've had better results with the broker who is actively looking at, what are people putting in for development applications and development review and things like that. Certainly, we have contacts we can reach out to and Marilee can reach out to. We can try that for 30 days or 60 days, but after that, I would recommend going with a broker. I think that's most likely where you're going to be able to find it. And it may be the kind of thing where you contact the broker and the broker says, okay, I'll keep my ear out, and then it's 60 or 90 days. It's not like we call

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them like, okay, I'm going to sell it tomorrow. It's not like a house, it's a limited market. I think that's a prudent approach.

Chairman Steiner stated seeing as this is not funds that we earmarked to go to something specific, it's not that it'll also become diminishing value over time.

Mr. Eckert stated yeah and I think you'll see, you have a lot of credits on the books. I think I gave you all the numbers the last time. But typically, when you're going to see a sale, it's usually going to be \$75,000 to \$300,000. Those are the ranges that we've seen for individual sales. So, nobody's going to come in and buy all the credits all at once. It'll be on a project by project basis.

## **B. District Engineer**

Ms. Giles stated district engineer Alex isn't with us today, but Jay, do you have an update on that project?

Mr. Soriano stated the project is the light at the end of Oakleaf Plantation Parkway. We had tasked Alex with trying to find out if there was any requirements that he knew of that forced the District's hand in basically paying to put those lights back in action. We don't own the median; we don't own the road. The district already paid at the very beginning for this construction as part of the bond fees and the lights got put up because of the construction of the Pines extensions as part of the agreement with the district over there. It was taken down, and then that developer paid to have it put back up and the lights didn't get installed correctly, so we can't light them up. Well, now that means if anybody wants to do it, it's going to be us. The question was whether we had to do it or not. Does the district have to pay the \$10,000 or \$15,000 that it's going cost to put those lights back in action? We don't own that road. We don't even have much of a right of way there. Actually, the only spot we own is a spot that the big bell tower sits on and that's it. So, he did look, and last we talked in our conference call, he had not found anything that put the requirements on you. There's nothing that Clay Electric could come up with. I did ask Clay Electric if that was the case and the district decided not to put those lights back in action, could they come down and take the large concrete poles away. Because that's the biggest complaint you get. Not about lighting. It's much brighter out there with the gas station and the car wash there. Once they open up, whatever is going to go in the corner there, where the hospital will be, it will be even brighter. So, I don't think there's going to be a problem with that.

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But the biggest complaint it gets is, there's two concrete poles there that the lights don't seem to work can you guys fix the lights. It's not the light bulbs out there. There's no electricity going to that median. Now, they did give us a shortened path to one pole. We only keep the two poles and don't have the other two back in, which was kind of agreed upon plan. They gave us a short path to get to the transformer right in front of the bell tower. If we go that way, it's only about 100ft worth of digging under the road. That would bring the quote down significantly. But you may still be looking at \$5,000 to \$7,000. I was going to look for some underground utility guys that might be able to do a little better job. The quote we got came from VerdeGo, our landscape contractors and it was \$14,000 when we were looking at doing all four light poles. That definitely doesn't seem like a good idea if it's not required for you guys. But if we could get it lower and it could be \$4,000 or \$5,000, I think it would be a good idea just to bring that back for you guys to think about. Sometimes there are projects that we undertake that really aren't ours, but we do it to make sure the area looks good and the community is taken care of. But with that understanding, that is not your responsibility that we can find, then it may not be something you guys wish to do.

Chairman Steiner stated those lights have been inoperable for quite some time.

Mr. Soriano stated six, almost seven years.

Chairman Steiner stated okay, so we had those poles there. There's no requirement for us to put them there. I think the board needs to consider the fact that we just take the poles out or have Clay come in and take the poles back. They buy them back, as I understand.

Mr. Soriano stated they didn't mention that part to me, I'll ask them. We did pay for them in the very beginning, so I'll ask them. But they're also not charging us to do the work.

Chairman Steiner stated they'll do it at no cost. Years ago, there was not that much development down there. They were providing the light, but that area is changing constantly. As Jay mentioned, there's issues with the fact that the hospital is supposed to go in there and everything else that's going to increase the lighting. I think if we go and do that work, we're back to setting an issue of where we're taking care of things that really are somebody else's responsibility. My recommendation would be to just proceed to get Clay to come take them out.

Vice Chairman Mifsud stated do we know whether the hospital plans to do anything with that parcel? Because I would imagine if there's any kind of urgent care, there's going to be some

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reconfiguration of that space in that area anyway that could possibly damage even if we do go ahead and do the digging for the two light poles.

Mr. Soriano stated right. They could make a request to change that intersection around to allow for more traffic flow. We haven't been told anything. I don't believe our new engineer has been privy to any of that information yet either. That will be something that he gets to hear a lot of times before we do working with the county. But he hasn't gotten anything.

Vice Chairman Mifsud stated I'd just hate to see the money to fix the two and then run into having this conversation again.

Mr. Hicks stated if it's not our problem, don't even spend the money on it. Especially if they're going to wind up developing it anyway.

Mr. Soriano stated if that's the general consensus, then I can speak to Clay Electric and I can hold off at least until the next meeting and let you guys know. But the last time I spoke to the engineer for the county with Clay Electric was that they had no problem if we decided we're not going to do it. They're just going to take them out. They're not going to bug anybody else. They know the county's not going to do it. So, if we're not going to do it. That's the way they would proceed is they want those poles. They want to be able to use them someplace else.

Chairman Steiner stated do we need a motion to provide Jay direction?

Mr. Eckert stated no, I don't think so at this point in time. I mean, it's not an expenditure in the district's funds, it's just the removal of the lighting that's obsolete to a large extent.

Mr. Hicks stated what is the hospital going to be by? Is that the Ace Hardware?

Mr. Soriano stated yes, that and the big empty grass area that's on the side of the Publix parking lot. That whole area all the way back to the back of Chestnut Ridge. All the way up to where Ace Hardware is.

Vice Chair Mifsud stated it's the land that borders the off-ramp.

### **C. District Manager**

Ms. Giles stated I just have one thing for you. All five supervisors filed their form one on time, so thank you for doing that. I can't track your ethics training at all. Some of you have completed it, and if you want to email me when you complete it, you can. My emails are public records, but there's no requirement for you to do that. The only requirement is that you complete it before December 31st.



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**D. Operations Manager**

Mr. Soriano stated there are two items under open items. I'm going to cover those real quick. The gates, we are going to move into our next step, which is a change of wiring around so they can actually scan in at the little window below you guys. So, this next month, they will start going to everybody scanning their card. Now, this is going to be a little bit of a process. Many people have gotten used to it. So, they have been pretty much all summer checking in with staff, and most of them just show their card. The only ones that are scanning, though, are coming into the fitness center, where the scanner currently is. Everybody else goes out. The swim team will end in about two weeks. Tennis ends at the end of July. They take a week off before the kids go back to school. I think the first day of school is the 13th. So, this month is really our only bumpy month. We know most of the kids and parents. So, the staff will be able to work with them because I know they're not all going to bring their card to scan it, but we will start cracking down to where everybody has to go through and actually scan, and then they're going to come back out through that gate, so everything will lock down a little more. All of our current gates are open like they're all fire exits. They do say on them they're not supposed to go through it, but they are accessible, like the fire exit. We will shut those down where there's only one other fire exit and we'll have a label for that and everything else will get locked out where they can't use it. That way everybody has to go through a fire exit and it's going to blare an alarm, or they're going to come up here and actually check out properly. So, this next month we'll get a couple more bruises here and there. But everybody has kind of gotten used to this over the summer. By the time we get back to school, I think it's going to be a normal operation that's taken us about a year to kind of get into place. I haven't checked on the pool heaters lately. As we got into the summer, it's been extremely hot and busy. So, the last time I looked, was the end of May. We are still waiting on six altogether. The last I got was there's only four ready to go. I can get four shipped in so we can start working on them and making sure they're installed quickly. However, I'm waiting on all six. If we split it up that way, I pay a little extra in shipping, so they have four units ready to go. It only takes four to really heat that pool, but we don't start the heaters until November anyway. So, I was holding off. But I'm going to reach back out to them and see if we have those other two ready to go so that I can hurry up and get them in. Don't want to wait too late, but that's where we're currently at. We do have a pool contractor, so there's three separate people. If you remember, I couldn't find anybody that agreed to do it the same way. So, I do have

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three separate people; a pool contractor, an electrician and our propane supplier will deal with the propane side. Each one of them has a different role in replacing the heaters in a fashion that we had on before. As soon as we get those in, we'll get that going so that we generally test in October and then the heaters go on in November.

Chairman Steiner stated could you do a check for me on if we were to split it, what the additional shipping would be on the two. The other thing I was going to say is put something either in your file or on your calendar that if we haven't received the missing ones by October, that we be aware of that. So that ideally, we can get them installed before we get to the winter season.

Mr. Soriano stated I'd ask if you guys want to proceed that route at the latest, September, not October, because I still have to not only get them here, but then get those guys to do their steps. There's three separate guys that have to do a step to get them back on. Just so that we can be ready for October.

Chairman Steiner stated no problem. Like I said, I just don't want to be where we're supposed to have the heaters on and they aren't in yet. We've been working it long enough.

Mr. Soriano stated I'm good with that.

Mr. Hicks stated does it take a while to install them?

Mr. Soriano stated no. The install is the easy part because we're getting the same exact unit. A lot of it is just rewiring and screwing everything on. Right now, the hardest part is getting the manufacturer to get six of the same units. Going through my report, there is going to be one part of the discussion that's going to deal with that a little bit. If you go to the aquatic section on the front, as I mentioned, the recreation swim team, which is actually our largest in years, this was the highest registration we've ever had. They're done with their home swim meets now. They finish in about two weeks. They have their championships, and then the rec side is done. Usually the first week of August, we get our high schoolers back in and if you recall, we have two high schools that use this pool. I make them work together with each other to share times and lane space. The way they work is when one has a home meet, the other one's got an away meet so that they can be in different places. I've had questions from the recreational team about going to a full year-round program, and this is a little hard. I did forewarn them, that pool, I hate the label, but it was how we made it in the beginning is called the adult pool for a reason. So, it does create a problem when we do programs like this because we hear from a handful that really view that as

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we're taking away facilities, the few facilities that the adults have. The kids aren't normally supposed to be there. We've dealt with that before but that's kind of what the pool was built for was competition. They have a very large team and usually years like this, I get those questions in every district because this is a summer Olympics year. So, swim teams go much higher in trends especially when you have local boys that are in the Olympics. That brings it out a lot more. There are some large programs in Clay County. We've never really decided to do that here. A big part is because we heat the pools. I did tell the team that there's not a real good way to get them in there with the expectation that they're going to pay for gas because gas is expensive. You could look at it as an offset, but that's the first thing many of the parents said, we'll help you buy gas. On our high years, gas is \$20,000 plus so there is a big difference. But if we were to do the program and they were to give \$5,000 or \$6,000, that is help we don't get now. We get a handful of adult lap swimmers that swim through the winter and we still pay \$10,000 to \$20,000 in gas every year. So, it is something that may help offset and it may be a well-received program. For the longest time I kind of fought on pickleball and we built everything over there for pickleball. After a couple more years of hearing from them and the programs building up, we gave them their own courts over at Double Branch last year and that program has stayed at 50 to 100 players were out there constantly and they give us extra money. So, they throw tournaments and have big programs and they take some of that money and they give it back to the district to pay for benches and nets and things like that. It doesn't pay for everything. They spent a lot of money creating this course, but it does help, and it created a community program. So, I did tell those parents I would bring it forward but with the understanding that it's hard because it's us doing one more thing that kind of takes away a facility that we designed thinking that the rest of the time it's always going to be for the adults. We have all these other things for the kids. You can use it for the rec team and then it's back to what it is.

Chairman Steiner stated I'm not in favor. Based on issues that we've been working with the heaters is the fact that it does put additional strain on staffing to have those events back there. At this point in time, I'm not interested in exploring that. Mainly because we've already been trying to keep that activity. As you said, there are some folks that use it very heavily and we've come back at them about the fact of reducing the temperatures and all this because we were paying such high gas amounts for a few people. But it is something that we put in place with that

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stipulation that it would be an adult pool and it would be heated. I guess if other board members feel differently, I'd like to step around it for the moment.

Vice Chairman Mifsud stated I can see both sides. I get it. I don't know that we anticipated the kind of growth when the community was designed, that there would be high school issues. I kind of like being able to go there and swim. But at the same time, I understand that with phase one they don't have a lap pool.

Mr. Soriano stated they have a lap pool but there's a couple problems. I really wish that was the heated pool called the adult pool. In the wintertime we don't have a lifeguard. So, it could be just adults out there floating around and enjoying the heated pool. That pool is about half the size. It's got six lanes compared to your eight, but it's shallow. So, it would cost a lot less to heat that pool compared to your big competition pool. It just wasn't thought about like that. They plugged it to be heated, so there are piping there but there's no space for a heater to be installed in a pool pack area that sits on the edge of the pond. But they do have pipes coming out of the ground for the heater to get hooked up. Like I said, you can make it heated adult pool, but the competition side, because it's so shallow, they can't have blocks, they can't do diving practice or anything like that. That can only happen in a deeper pool like yours.

Vice Chairman Mifsud stated this is going to take a little extra thought, I think to try and find something that is palpable for everybody.

Mr. Soriano stated I did forewarn them that we've addressed it before. We have talked about other things that are not really a year-round swim team, but we've even talked about how you can use the pool in the off season. Since we're paying for heating, why not open it up to families or something like that? It's always been, let's keep it for the adult pool. So, we've addressed it in some fashion before, and we just haven't gotten away from it. What we have gotten away from is cutting down the cost of the heaters. We've asked the adults to use it less so that we can heat it a little less, spend less money. There's not a lot of them, like I said, it's a handful that are regular winter lap swimmers, but we've actually cut that down already from the rec team.

Ms. Arnau stated would the rec team do it the same way as the high school teams and just use so many lanes?

Mr. Soriano stated yes and there would be a lot less. I told the parents that were requesting it. Even the coaches have come talk to me before I did let them know it would

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probably be a good long discussion, because the difference is with the rec team, they pay \$140 for the year for little Johnny to swim on the rec team. When you're talking about off season, the year-round teams, USA swimming, those programs might be \$100, \$150 a month. So that would cut down some of these parents that are looking to do that. They may not understand it, but it's a lot more money. They also pay for every time their kid goes to a meet. Unlike here, you sign up for the summer program and you get everything with that. The year-round program's a little more so they would have to bring in a lot more money. But the coach said even if it was half of what they have right now going year-round and we charge \$100, that would pull in an extra \$5,000 or \$6,000. We don't get that now, so I said it could be an offset type thing. I don't see it being a big influx of money and usage that I think they believe it's going to be. But I did promise I would bring it up and I can tell them, this may be a long discussion. They're always welcome to come to the meetings and plead their case, too. The majority of our swim team is residents. Not all of them. I did tell them that was the other side. The year-round swimming. Let's imagine it was only 30 kids out there. I would want a high percentage to be residents, 80% or 90%. If not, why are we doing it? We're not renting out our pool for other people just to use and they seem to understand that too. But it is an outlet for some of these kids if that's what they want to do. Right now if you want to do year-round swimming, you used to go to Cecil Field but they got rid of that program. Planet swim has a program and when it gets too cold, they shut down pool in Argyle and go someplace else. I think it's episcopal or something like that. So, there's not a lot of programs left in this area. I think that is what also drives that looking right here in their home.

Ms. Arnau stated do you get complaints from some of the adults when they have to swim with the teams?

Mr. Soriano stated oh, yeah. Right now, that's happening with summer rec. There's many of them that are upset that there's a lot of commotion back there. There are 130 kids and then mom and dad and usually younger siblings with them too. So, that place is packed twice a day. There is a morning practice and an evening practice.

Ms. Arnau stated and there's no good time for someone who wants to swim. You come in early in the morning and there's already practice going on.

Mr. Soriano stated many have gotten used to it. But I still get the complaints. It's taking a while for that, but they understand, if I really want to swim laps, they always leave those lap lanes open. We also have a little floating area near the stairs. But yeah, there's a couple hours in

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the morning where there's a lot of people there and a couple hours in the evening. Once we get out of that, we have about a week or so, two weeks where it's a little quieter and then high school starts.

Vice Chairman Mifsud stated I tend to agree with the chair. The residents are paying the CDD fees and I think the residents need to come first.

Mr. Soriano stated like I said, it was just discussion, and I did let them know that they can always attend a meeting and make the argument too. You guys did get to see some pickleballers before because before Double Branch decided that they were going to build over there, we talked about doing the courts over here. So pickleball showed up for a couple months in a row for each meeting pleading their case. It's one thing when people ask for more amenities or more programs. Everybody wants something else. It comes at a cost. But if they're going to use it, it's a successful program and it goes for a long time, then I think that's a good thing. All right, moving on. I did have to reschedule again. We got rained out from the last movie, so that will be rescheduled for next Friday. In here you'll notice I did talk about relocating it possibly to your sister district. The hard part is as long as we're not getting thunder and lightning, a little bit of rain doesn't bother us even at night. I'll play the movie. This was not a little bit of rain that night. So, I did have to shut down and even the food trucks took off by like 7:30 because no one was out in the rain. This has become the hard time of year where it's kind of every night at 8:00 or 9:00 we're looking at something. So hopefully we'll get to redo it. But the nice part about your sister district, when we do those movies, the participation is just higher. I get a lot of people turn up even if the weather's not the greatest during the day, as soon as it clears up, they come out. When we're here, it's a little tougher. A busy night for a movie even when the weather's good I might have 100 people over here. Over there it's going to be 150 to 200 people, which is always a lot higher usage for programs over there. So, since we've rescheduled twice now, we may relocate it over there. I haven't finalized it yet. It's really helpful when food trucks can come up with food kits for that night. So, I like when food trucks are there. I don't have to do anything. We don't have to do popcorn and a snow cone and all that stuff. I prefer food trucks to do so if they can turn up at either spot, whichever we can secure first, we'll send out that date. Moving on; the usage numbers are back to, before pre pandemic time of hitting high numbers to where the lifeguards actually do count how many people are in there at one time because we are getting to a point where we get closer to capacity. We haven't hit it yet this summer. But if you'll notice

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on a regular day, your average is 258. That doesn't mean it's like that every day. Today there was only 100 people here because the weather is not the greatest, but on the weekend there's three or 400 people here throughout the day. These are different residents that come in and scan in that we pull off this report. So last month, between tennis and the fitness center and the pools, you were at 7,742 different people scanning in for the month. Double Branch is a little higher on their usage, but they're nowhere near yours. Last year their slide was shut down. If you recall, they had a problem with a twelve-inch pipe under the pool that we had to rip out of bottom of the pool. So, their slide was off all summer. They've got a lot of the younger kids that like the slides. They all come over here. Well, it's kind of stayed that way. Their slide is back on. It's just a little quieter over there. A big indicator is how many cards. So for people that moved in last month there were 709 new cards printed. We had gotten to a point before the pandemic that we were doing that pretty much every month during the summer. I updated on the fencing and column work. I am working with the Alpha Foundation. We couldn't work with Rhino Jack because of the indemnification section of the agreement. They wouldn't agree to that. Alpha Foundation has kind of the same wording. I'm hoping that they can change it a little bit except, what we want to do for that wording. If not, it creates a problem. Those are the two that came out and viewed and actually gave me quotes. If not, I am going to speak to the county. Realistically, that property is the county's property. We just have an easement that our column sits on and our column is sinking because of their pipe, too. They had already mentioned they're not going to be the ones to repair it. They're going to repair the pipe, but that could be a ways down the road. So, until then, we're worried about our column falling over. So, we're going to pay for it, but I may ask if the public works department will do the work through them. We're going to take care of paying them because we want our column upright, and that may help get them to do it because they weren't going to pay to repair our column. So, if I have more updates from the county side for you next month, I'll bring that back. Unless there are any questions on some of those other repair items, that is it for my report.

Mr. Hicks stated I remember last time we spoke about the gate because it was vandalized once upon a time, wasn't it?

Mr. Soriano stated at the beginning of this summer, when we were getting ready to start locking down, the gate on the left side of the big green near the playground was actually ripped off the hinges.

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Mr. Hicks stated did we mention something about a camera?

Mr. Soriano stated I'm going to put cameras out there. I can't really explain where they're going to be or what they're going to be pointed at, but I am going to look along that fence line. So, we're going to have multiple areas out there that we're going to add to. We ran trench and conduit in many areas. In areas that I can't quite reach, we'll just run Wi Fi, but we're going to add on a lot of cameras to help keep the place closed down because once we get to locking this completely, you're still going to have people trying to find a way. Right now, you look at the basketball court, I'm still waiting on the fencing to repair that. On the backside, they've gone to pulling up that backside and that's thicker wire back there. That's heavy gauge. They've got that pulled up pretty well to where they can crawl under. We have our one guard that keeps an eye on the place, but we've taken one away from just the basketball courts. They've got a little access here and there that, they're going to try every spot, they're going to find a spot to sneak in. It's not as much. This has definitely been a deterrent. It's helped control everything. But, I am looking to put cameras out to help out with even better control.

Chairman Steiner stated I'm going to bring up a couple of things. One, I've asked Jay to look at putting in a pine straw pathway back if you walk out here on the back outside the fence where we put the new sidewalk in, and Jay's rerouted his maintenance vehicles so that they come out and go through the pine thicket down there as opposed to going across the grass. The problem is that puts tire ruts in the grass. So, I asked him to look at whether or not he could come in with mulch or pine straw, put in a five foot sculpted pathway that the vehicles could go across and basically have the landscapers trim the path so that the grass doesn't grow up in it. And that will possibly make that look a little bit better than all the dead grass down there. I also asked him about whether or not he could talk with the Cambridge homeowner's association to see if they would share any images from their video surveillance system.. . If so, we still have to figure out what we can do with them, and discuss this with counsel, but if nothing else, we can see if that's a resource that we can possibly share. Lastly, we've got at least one, possibly two active alligators in Clay County possibly approaching the length that they will address. The main thing is I've had several people come up and say, when is the CDD going to get them taken out. The CDD doesn't do that. I've asked Jay to put something in that will at least go into the minutes and possibly something we can post on the CDD's website that would list the steps they need to go through, if anybody is interested, to report it. The problem that I wasn't aware of is in this state,



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in this area, they do not relocate. So, from that standpoint, to me, the alligator cruising down in the middle of the lake is not a nuisance. Laying up on the bank, smiling at me, it might be a different situation, but so far, every time I've walked out there or seen it, the minute it sees a human, it shoots out. So, I wouldn't deem it as being a nuisance. But we need to put up signs. We're one of the few lakes in the area that have posted signs that warn about the alligators and there's also a problem with the moccasins. So folks need to monitor, especially when they're walking their animals or have small kids. Getting them down in that area is not necessarily a safe thing, but it is not the CDD's responsibility to have that.

Vice Chairman Mifsud stated I would assume that you would need to verify with fish and game?

Mr. Soriano stated the way it works is there's a program, it's the Nuisance Gator Hotline, Fish and Wildlife has for Florida. Basically, you call that number and report the alligator. They do give you the rules on it, but the alligator's got to be longer than 4ft. A three-and-a-half-foot alligator is still a little scary sometimes, but they won't take it. It's got to be longer than 4ft and they give a reference number to the person that calls. That reference number then gets turned into us here in the District because we own that pond bank. I can call Fish and Wildlife and give them the reference number that gives them permission to come across the bank and they can track it. They do let everybody know when they call that they don't require the trappers to relocate and most of the time in this area they are not going to relocate. They get paid by harvesting, these guys, they get money for their skin and their meat. So, there's not too many times where they benefit by relocating. So, they just don't here. There are some places in Central Florida and South Florida, you'll see where they donate them to, like the alligator farm or something for shows. They don't do that here. So, we don't initiate it. However, we don't deny it. So, if a resident wants to call in and get that number that Fish and Wildlife assigns them, they email or call me, I call Fish and Wildlife, give that reference number and then the trapper deals with that resident directly. We just give permission, and we step back. That allows the trapper to come and in most of the time they will find a gator. There are times where residents call me back a month later and says, nobody came out to get anything. They didn't find anything. It's not like Gator Boys. They don't jump in and swim around. They're going to be out there fishing with like chicken legs and trying to set traps for them and hope that they get something, and that pond right there is the only pond that we have signs on, that does have some large gators every once in a while.

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Vice Chairman Mifsud stated do they have to be proven to be a nuisance?

Mr. Soriano stated no. If it's big enough, they kind of fall into that rule and they take them. I wish residents would understand and make sure kids understand, too, is that as soon as they get fed, then they become more of a problem. They'll come up to the promenade, they'll sit on the bank. I've even seen them try to scale the little brick wall to get up to somebody's backyard so they can eat. That's where they become the nuisance because they're going to come into somebody's backyard, they're going to eat a dog or something like that. So, it's just because somebody decided to give them some crackers or bread or something like that. That's the bigger problem. That's why we put on the gator signs that we have out there the Florida code that references not feeding them.

## **SIXTH ORDER OF BUSINESS**

### **Audience Comments / Supervisor Requests**

Paige Nordstrom stated I was going to comment on the gators because I walk at night and there have been kids who will be crouched down feeding it bread. It just sits there. There is a small, medium and large one out there right now. But all it takes is for it to come up. Also, there are two loose bricks as you come as you come down that's the last step or the second last step. If you step the wrong way those two bricks just flip up.

Chairman Steiner stated also, I mentioned to Jay that just past your pavilion in Cambridge, it looks like our gremlins have gotten the cap stones off the wall and also some of the ones that hold everything together. I asked Jay to check into it. We did luckily have some spares where we redid the pavilion and the Preserve and took out all of the cap stones there.

Paige Nordstrom stated so you're saying the security cameras, they're not CDD, they're actually Cambridge cameras?

Mr. Soriano stated the ones that are behind Cambridge are owned by them.

Paige Nordstrom the ones that are along the pathway?

Mr. Soriano stated yeah.

Paige Nordstrom stated I know that they have problems any time there's a lightning storm and it would short them out. That was talked about at the last HOA meeting. I thought it was a great email that we got when there was a swim meet. It wasn't the last one, but it was the one before that. We got like a blast email saying, hey, just so you know, there's a swim meet there should be wrapped up by whatever time. But that was the only one I ever saw.

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Mr. Soriano stated we only had two meets this year. Normally they have three or four meets in the summer. This was my request to limit them. Everybody likes to swim here, so everybody wants to come to this facility. We're very accommodating. We even let the other families go down the slide when the swim meets over, and then we ask them to clean up their stuff and get out. But they get a little time to hang out that day. So, we do tell people, it's going to be hectic. But we only have two this year.

Paige Nordstrom stated yeah, the second one, I could hear them making an announcement, but I didn't get the blast email like I did for the first. I thought that was great so people know ahead of time, and they were out of there. I got there at 11:30 and they were all done. My other thought was just like with the adult pool, I don't know if you can do it this way for people who aren't over 18. I don't know if anybody would say anything but there were kids just kind of being able to walk in and walk around, I guess they could swim if there was really nobody up there, could their cards be flagged and restricted so that they wouldn't be able to get into that area?

Mr. Soriano stated during the day when there's no swim practice there, if a young kid goes back there, the lifeguards only take laps every once while take a look because it's a swim at your own risk area. So, we actually depend on the adults to let us know if there's some kids back there. It's the kids that aren't quite 18 that we get trying to go back there. That's where we rely on if a resident comes up there and tells the lifeguards, then we go back there and check on them. But that one's a little hard, too because they may be 18, but they look young.

Paige Nordstrom stated he was probably about ten or eleven and he just perused around.

Mr. Soriano stated well, we're not going to say anything about when they just walk in. We try to tell them we have the signs on the gate, and they say they got to be 18 or older to go past the gate. But yeah, they kind of walk in. But if we see them back there, we ask them to head out.

Paige Nordstrom stated at one of the last meetings of our meeting at the HOA, they talked about if there were gates going across to keep the minibikes and the motorized scooters and that kind of stuff out of that area, that walkway that goes there. Because of course they can just go up the bank to go up or down. So, I hope that was talked about.

Chairman Steiner stated we had discussed it because we're still struggling to find ways to control not only golf carts. Golf carts are big, and they can be handled as far as the blockage. The

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issues have to do with these dirt bikes and high-speed electric vehicles that are going along the promenade. In my opinion, not only putting themselves at risk, but also those folks that are just strolling along and walking. We're very limited in ways that we can control that. One of the options was to put up some swing gates where they'd have to get off the bike to open them up and so forth. But this is just something that we are trying to go through because you have to consider we have to maintain ADA and everything else, so we can't just block it off. All of the areas going down had the wall, except for the new one that was built, and we feel that a lot of them are coming in at that point and coming out of this area down here or going through the nature trail back here. But it's something that is very difficult to resolve. If we are to take any action, we actually have to have the sheriff's department do the monitor. By the time you get ready, they're gone. So, we're open to suggestions, but that's all that was. It was just looking at ways that we could go deal with that. Also, one thing. Did you mention your address?

Paige Nordstrom stated I live in Cambridge. Who owns the fence that is in between Cambridge and Towering Oaks? Is that a CDD fence?

Mr. Soriano stated it's not. That one, I would probably say would fall under Cambridge. It's a shared fence. Kind of like when you have neighbors that have the side yard. It is a shared fence and it's on an easement. It was just made to look more like what we put up everywhere, the white vinyl fence. Now, Cambridge had a fence on both sides, so they have one on the Preserve side and they also have one on the Towering Oak side.

## **SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 19,  
2024 at 6:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated the August 19<sup>th</sup> meeting is where we're going to adopt the budget.

Chairman Steiner stated quick question. Is that when the letters go out?

Ms. Giles stated they go out around 30 days prior.

Chairman Steiner stated so after this meeting they'll go out?

Ms. Giles stated yes. I think the requirement is 21 days by Florida Statute, but our office likes to send them 30 days prior.

## **EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:

*Manlee Giles*

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Secretary/Assistant Secretary

Signed by:

*Michael Steiner*

FFB7F92090414E7

Chairman/Vice Chairman