

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, **September 9, 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
Shawn Bland <i>by phone</i>	Assistant Secretary
Jonel Hicks	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the August 19, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated on page seven of your agenda package are the minutes from the August 19th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

September 9, 2024

Middle Village CDD

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor the minutes of the August 19, 2024 meeting were approved.

Ms. Giles stated on page 36 are your financial statements as of July 31, 2024, followed by your assessment receipt schedule showing the District is 100% collected on page 48. And then on page 50 is your check register in the amount of \$179,244.89. This is for the month of August. I see no unusual variances with anything on the consent agenda. Unless there's any comments or questions, I just look for a motion to approve the check register.

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

FOURTH ORDER OF BUSINESS

Discussion of Year-Round Swim for Oakleaf Swim Team

Mr. Soriano stated going through their plans and looking at what we talked about last meeting. This is going to be a much smaller program that I think everybody was kind of concerned with, this is not going to be like our Orcas. Even with the coaching right now, because our head coach being with the high school program, they're going to be kind of limited. So, what they're looking at is more an extension for them to practice more. They're looking at three days a week, maybe Monday, Wednesday, Friday, for an hour and a half to 2 hours. If we end up with 20 kids, you're talking about two to three lanes there. So, this is not a big program that I think we needed any kind of business plan or them going through because I did talk about if this was going to be an off season program that was large, a lot of registrants, things like that, they would create their own sports program, their own association, basically, and their own swim team, and we're doing an agreement with them to be able to use facility. If this is small, I look at it more like the Orcas or swim lessons. We're doing a program here where we're paying this coach directly, which all these coaches are already in our payroll system since they work for the Orcas during the summer, we're paying for their time. The swimmers are going to be paying the district directly the same way they pay for the Orcas during the summer. Each month they would come pay the front desk for their registration for the month. That's how we bring in the funds to be able to afford pay for coaches. Right now, they're not looking at any meets or anything, but might have something little if we can organize something. But this would also give them practice time

September 9, 2024

Middle Village CDD

coming up for next summer. A lot of the parents would be the same parents that are involved. So, this is more of just allowing them to be in that pool that's currently labeled an adult only pool and always has been off season for an extremely limited time, possibly three days a week after the high school has finished. As far as how much, I'm still going to work with the coaches because I'll have a list of rules. Even if it's our program, there's going to be certain things that I ask, kind of like I asked for the summer. I go back and forth with parents and the coaches. A lot of times in the summer, kids can't be back there in the water until the coaches show up on the deck. They've gotten better this year. I haven't seen that. I would see a lot of them out there hanging out on deck, but if they're only a few minutes, I don't get on them too much. Because our lifeguards watch this pool out there. So, I would give them those lists of rules. If they have a consistent program of 20 kids, 30 kids, and this is going to go into the deeper part of the season in December and January, there may be some expectations that we put on the coaches as these are our employees, as district employees, they're getting them and the kids to help with pulling covers. I can't keep the maintenance guys around until the end of the day, that late to pull covers when it gets cold. So I would have a list of rules for them to kind of make it easier. So we're not dedicating any other staff time to this. We're just allowing them into the pool for about 5 hours to 6 hours a week. So, three days at an hour and a half to two hours. So Monday, Wednesday, Friday is what we're kind of looking at right now. Now, if this program was to be successful and kind of what we were hearing before, because they kept referring to the numbers of the Orcas. So, the Orcas had 120 some kids this summer. If we're seeing something like that, it definitely can be held to three lanes. They definitely can be held to that short amount of time. That's where coaches would have to be here if they're going to have a program like that, probably Monday through Friday. I just don't see that happening this year. I've talked to a couple of parents. I think the more we look at it, that's what we're going to see. If we encounter that problem, it's going to be like anything else. Orcas could easily have 200 kids. There are other districts that have that. Eagle Harbor at one point had 200 kids. They had to come up with ways where they're practicing in the morning and the afternoon. Because it was our program, we would have to address it then. I just don't see that happening right now or at any point this year. So, what they're talking about right now is extremely limited. I don't have a problem working with them and giving the coaches a set of rules that allow them to come in three days a week for an hour and a half and coach some of these younger kids.

September 9, 2024

Middle Village CDD

Vice Chair Mifsud stated what time are we talking, like afternoon after school?

Mr. Soriano stated this is after the last high school practices. So, you are talking more like a 5:30 to 6:00 so we have two teams here.

Vice Chair Mifsud stated so when everybody's getting off of work. Some of the residents may want to have access to those lanes.

Mr. Soriano stated yeah. We don't have a lot at that time, but that's where if there's 20 kids, I don't see this being more than about three lanes.

Chairman Steiner stated we still are going to have a rule in there to restrict it to no more than four.

Mr. Soriano stated we can do that even at the biggest point because if you have four, then you're left to pass four more for resident usage. At the busiest time right now I'm not seeing four lanes taken up and if there are four lanes taken up without a swim team in place, it's because we have four swimmers. They're never going to swim in a lane with each other. When you got adults actually swimming lane at last, unless it's a packed pool, they won't share it with us. So, they get in and swim. That's the only time I've ever seen four taken up right now outside of swim team. So, I don't see that being a problem. Five or 6:00 is not at a time where I would say we don't have a lot of lap swimmers, but right now there's not a lot.

Chairman Steiner stated unless I misunderstood when we had the last meeting, I gathered that these were smaller kids, younger age kids.

Mr. Soriano stated she does have some younger kids. Lindsay tends to work with the little kids on the Orcas during the summer, where Jack works with more of the older kids. That's where they split up. Like I said, right now, Lindsey would be doing more of the coaching time. So she's going to take the lead on that.

Chairman Steiner stated she said she could double up or would triple up, however necessary in a lane because the age of the kids.

Mr. Soriano stated yeah. Competitive swim you can have four to eight kids in there, no problem. You start getting bigger and you have 10, 12, 15 kids in there it does create a problem for the coaching, but I've seen swim programs like that. You have to be able to squeeze everybody into those lanes. With little kids it becomes a little more distracting when there's too many in there. But that's a problem for them to figure out if they have that many registrants. Like I said, I don't see that being an issue.

September 9, 2024

Middle Village CDD

Chairman Steiner stated I just do not want to reduce what we talked about of at least half the pool being restricted for residents.

Vice Chair Mifsud stated agreed. When I bought into this community, it was an adult pool and kind of a respite place where I could go for some peace and some quiet when I didn't have my kids with me. So, I understand the benefit of having an adult space. I understand the need also for some place where kids can practice their swim teams and how it can be an exciting thing, especially with the Olympics that just happened. I think there needs to be a balance. And if it's something that we try out for now and then evaluate afterwards before we do it again next year.

Mr. Soriano stated I think if we do it that way, that it's limited to a time after high school. I do have to finalize with Ridgeview because they come in after Oakleaf High School swims, and there's a lot of times, if they have a smaller team, they're barely even there. So, I want to get from them their actual end time. Then the year-round program can come in after that. That's pretty easy to advertise. But they'll be here Monday, Wednesday through Friday. But they only take up three to four lanes. That's the most.

Vice Chair Mifsud stated I would like to see the dates and the time specific so that the residents, because that was something I ran into over the summer when I was using it early in the morning, where there was a swim team going on in the summer, and I tried to get there as early as I can to try and not interfere at that time.

Mr. Soriano stated that makes it easier if they're extremely limited on advertising, letting residents know when they're going to be there so that they can make plans whether they just don't want to be there or they know I have to swim in the other lane. I mean, our high school does a good job of that now, so I don't see it being a problem with their coming in after the high school.

Ms. Giles stated Joe, did you have anything to add?

Mr. Hicks stated no, I'm just trying to refresh my memory of what was actually going on. But from listening to everybody's conversation. So basically, the swim team is just asking for half of the pool for three days out of the week, for a certain amount of time for the kids to swim.

Mr. Soriano stated what they're looking to do is extend the program, so, it's not just our summer recreational program that we'll have anymore. It will be a year-round program. Even then, depending on registration, we may see that may still be low numbers from January to February. So, if there's an issue that we have low numbers, I would work with the coaches, say,

September 9, 2024

Middle Village CDD

if we don't have a minimum we're not going to be here because we had already planned on being closed January, February like normal, but unless there's some reason to actually be there so they end up with six kids, I don't know that it's worth it because we weren't going to do that for our residents. So, we'll have those expectations in place. But this was for them to be able to be there off season, where we typically, don't allow any minors, even on the pool deck, off season.

Mr. Hicks stated I just want to see how it's going to go, I guess. You kind of have to just let it play out and see how it's going to work. I'm not against it at all.

Ms. Giles stated Sean, anything to add?

Mr. Bland stated no, I'm on board with giving it a shot and then adjust it as needed.

Mr. Soriano stated what I would say is if we can get approval to allow them to start in October, I'll send the rules that we finalize with the coaches. Like I said, the coaches are employees of ours already, the district employees, because they work in summer. So, I just don't take them off payroll, I'll leave them on, but I have to work with them, make sure they understand their roles and responsibilities, too. Then I'll forward it to all of you guys what we're looking at. Then by October, we'll get to see our first numbers. They'll have registered by then. They'll send it out to the families. They'll see what we're working with, and we can see how it starts off. Each month going into this first winter season, we'll be able to tell whether this is going to be something we need to think through more and come up with other plans to control it, or it's going to be small, and we'll be fine adding it on. I, at the moment, don't see this being a big problem yet. I know everybody's excited for it, especially with the Olympics, but we start getting that cold weather, the kids change around. I also get families that we get into this time of year, and I find the kids change around. There's so much else going on. We'll see some of those numbers kind of drop off, but even at 20 or 25, that's still a pretty good program. If it's that small and it's easily controlled in a couple lanes, then I don't see this being an issue for us to add in.

Ms. Giles stated Jay, do you need a motion or just guidance.

Mr. Soriano stated this would just be guidance. Unless anybody has any concerns. Like I said, the first couple months is what I would do is bring it back to report how it's going, show you the numbers of what we brought in, who signed up. If we got a budget and plan that we had 20 people, and they're charging right now \$100 a month. It's \$2,000 this month only paying the coaches \$600. If there's no problems, then it's worth it to me. I can bring those type of things back to you each month when we do this.

September 9, 2024

Middle Village CDD

Chairman Steiner stated okay, well, we can try this out and we review it again in November, see where things stand and what it looks like as to whether we'll continue on with that.

Chris Collins stated I just want to say thanks for consideration and the opportunity to allow us to move forward with this program. We're all real excited about giving it a shot. Thank you again for the concerns, and we'll definitely keep that in mind and work with Jay to make sure we're following our rules.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Ms. Giles stated I do know the engineer is working on the public facilities report and the annual engineers report, and we should have that on the next agenda.

C. District Manager

1. Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY25

Ms. Giles stated the first couple pages describe the role of those six full time employees and as you scroll down the last page of work authorization has the fees broken out for FY 25 for Double Branch and Middle Village. When you add work authorization number three for tennis to the number listed here, it equals what's in your budget. Middle Village has a tennis work authorization, so the two totals equal your budget amount. Jay, is there anything on this work authorization you want to go over with them?

Mr. Soriano stated no. This is what we've done every year for management. These are the same positions, and this was just based on the increase for the budget percentage.

Vice Chair Mifsud stated I was just comparing it to last year's, and maybe you just answered my question. I'm not sure the difference year over year for Middle Village versus Double Branch. I noticed Double Branch was like a 12% increase, and Middle Village was more like a 23% increase year over year. Is that because of the tennis courts?

Ms. Giles stated it could be if you were doing the math just on the number you see here.

September 9, 2024

Middle Village CDD

Vice Chair Mifsud stated I was. I didn't know if it was because of the number of residents, if it's based on that.

Mr. Soriano stated you do have two things. You pay for tennis. Double Branch doesn't pay for tennis. So that's maintenance and your pros. I try to remind them of that, because there are times where we'll do things over there. Let's say they want to help out and run a plan, get people excited. They go over there and help out. But you guys pay for them to be here. They don't pay for that at all. So, you pay a higher chunk of that. But then the second part is there is a little bit of an offset. For management it's not 50/50. It's more like 53/47. They pay lower. It's based on the roof tops. Kind of the same setup we had, because they have less homes there. They pay for everything a little less, but it's not that far off from the 50/50.

Ms. Giles stated she was doing math based on this number, and that's why it seems higher. We separate it out into three different work authorizations. I just look for a motion to approve work authorization number one.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor work authorization #1 with GMS for onsite management and maintenance contract administration was approved.

2. Consideration of Work Authorization #2 for FY25 General Maintenance Services

Ms. Giles stated this work authorization goes into what the hourly rate is and what the maintenance service repair guys do for us. Anything to add on that, Jay?

Mr. Soriano stated this is just our normal hourly stuff. Now, the one thing to point out is everybody's asked for more maintenance men, whether I have three, whether I have five, we only pay for the hours they put in. So even if I had eight, but let's say all eight are over at Double Branch. You don't pay for any of that time. They actually do work orders based on which district they're in. That's why I always mention that if I have five, generally I try to split. Two are over there one day, three are here and so forth. I try to get jobs done at both sites. So, you guys pay close to 50/50, but it's based on what work is done here. So, if we have a bigger project that's here, you're going to pay more hours over here because of that big project. So, we're doing a lot of work on the pool buildings in spring. You guys will see higher billing because your pools and your deck is so much larger than theirs, there's a lot of work to be done there. They just had a big

September 9, 2024

Middle Village CDD

month because we finished up some more paint on courts over there. So, they have a very big bill for their maintenance hours where your last month is very low. Most of the guys were over there. So, this is just your hourly amount, but you only pay that when it's used. There's no contract amount that says you're going to pay this rate for 800 hours every month. It's really based on whatever work we want to put these guys towards.

On MOTION by Mr. Hicks seconded by Vice Chair Mifsud with all in favor work authorization #2 for FY25 general maintenance services was approved.

3. Consideration of Work Authorization #3 for Tennis Professional Services and Instruction

Ms. Giles stated Sherrie, this is where you'll see the work authorization for the tennis professionals that Jay was talking about. So, this dollar amount plus the first one add up to what you see on your budget. Jay, anything special in this one?

Mr. Soriano stated that one's just based on the percentage. If you look at last year's, the increase goes up by a small percentage. It's not the 23 you're talking about. I think the year before was maybe 8%, a big one two years ago. Then last year, 6%. We just go up based on that to give the pros their increase and then maintenance to the same way. If they're doing more work out there and they're bringing more people in, then generally it'll be more maintenance too.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor work authorization #3 for tennis professional services and instruction was approved.

D. Operations Manager

Mr. Soriano stated we have a couple upcoming community events. We have the final dive in. I am going to switch it again back from here to your sister district for a couple reasons. One, participation is always higher over there. So, I think it will be better to bring in as many people as we can to these events, especially since this is the last one for the summer. But the second part is I purchased a new movie screen this summer. If you guys haven't had a chance to make it to our dive in, we have a huge 28ft wide screen. It stands super tall. I don't have a spot for it over here. So, we had it designed where the old movie screen kind of went along this backside so you

September 9, 2024

Middle Village CDD

could be on the pool deck and even floating around the pool, and you could see that screen. I just don't have enough room there because of all your palm trees to put it down. So, I have to come up with a different mounting option to be able to see it and be either in the pool or on the pool deck. So over there, it barely fits on the side of the pool. But it works. Everybody can see it. So, it's like sitting there watching this big screen tv. Until I have that figured out, we'll go ahead and do the last dive in over there. That's this Friday. We will have a community yard sale coming up in November. It's the first weekend in November. These items will get updated on the website. I have had a lot of people asking about the yard sale and it's November 2. We'll put that out there so everybody can make their plans. Then, just to update you, we have a resident run event that is over on your side. This is the lady that came to us, both districts, who wanted to take over for the old resident that ran the expos. If you remember the vendor fairs, the springtime one they do over at your sister district and fall they do here. So I did just get the signed contracts back. I'll give them to Marilee and our lawyers to make sure everything was filled out right. But she set it up for her Halloween event to be out here in the parking lot. There are a couple items I need to go over with you guys that are not on my report. I was contacted by the lady who sets up the Christmas parade. If you recall, there was a Christmas parade in Oakleaf last year. It's the first time we've ever done this, and it's not a district event. We didn't have anything to do with it. In fact, we didn't know about it until last minute, if you recall. She is setting it up again. She told me everything's handled for county permits and getting the sheriff's office to do their part to keep everything safe. It's going to be the same route, but she's asking for use of your parking lot to do staging. So, they want to start here. That means all the floats and all the kids, and the families would gather here in this parking lot and then go out from here. I'm not big on the idea when it comes to liability. However, this parade, as you noticed last year, will go on no matter what. We don't have any say of the county roads, so they're going to kind of do their own thing. I think it would be better to work with them and make it safer and more fun for everybody. It is your parking lot. So, I can give her a list of rules, and I'll work with Mike's office to get them an agreement that they would have to sign, just like this person running the Halloween event had to do. She can provide us information, like COIs, for anybody doing business while on property, those type of things. She can provide us with copies of the permit, so we have everything in hand, saying that we know she took all her steps she was supposed to take with the county. Since

September 9, 2024

Middle Village CDD

we're going to be included in this now, officially. But she did come to me and ask that they use this.

Mr. Hicks stated when you say liability, what do you mean?

Mr. Soriano stated its people on your property, and it may be people on your property that are not your residents. Everything here is for use for our residents. But liability is always a concern to me, whether we're running programs or it's just something like this. We're going to be using the parking lot. If somebody has a car accident while in your parking lot, the District can be named as a defendant. It doesn't mean anything would come out of it, but it does cost time and effort, usually, to involve lawyers, our insurance company, our staff. We have to pull records, so there's concerns with it. But that's usually what I see, especially when we're opening it up to a program that is there for everybody. This is not just Oakleaf. That's everybody that's out here. You have two other CDD's across the street. Greyhawk and South Village CDD. They're not part of us. Forest Hammock or Arbor Mill, same way. There's a lot in this area that's part of Oakleaf that's really not us. So, I always get worried when it comes to those things, when it comes to liability. Like I said, I work with Mike's office, and we'll work on some rules and expectations and ask for any paperwork that you guys may feel is needed before allowing them to use this as their staging area. That's what they're asking.

Vice Chair Mifsud stated who cleans up after they leave?

Mr. Soriano stated they will. Last year they did send me pictures. It was that night. I didn't think that was the best, they needed to come out the next day. But they sent me pictures that night and it didn't look that bad. Our guys were picking up stuff the next day. I think they should come out, but we can put that on them, too, just to make sure they come out. Because the other thing is, the roadway, we maintain that, but it's the same way. We don't own much of that roadway. It's county road and county right of way. So, they can be out there. They approve this with the county and the county says you can do this; they're going to be there and it's just going to give us extra work anyway. So, I'd rather work with them and then try to find a way to tie them into an agreement while saying, you're going to put somebody out here 4 hours the next day and clean up to help our staff. So, whatever we can do to make it easier after that, I think we put in that agreement.

Vice Chair Mifsud stated that would be something I would definitely need to see in the agreement.

September 9, 2024

Middle Village CDD

Mr. Soriano stated this one, I probably would feel more comfortable having a motion to allow the Christmas Parade. I don't know if they're running it as a committee or this girl actually runs it by herself setting everything up. We've always mentioned that whenever there's groups here doing that, they should form an LLC. Business wise, it's a little safer, insurance wise, to see that we're working with a business, not a private person. But I think she's just doing it as a private person. If there's not any concerns with that, I would like a motion to allow this. They are going to be using your property.

Vice Chair Mifsud stated do we need to have the paperwork in place before we do?

Mr. Soriano stated no, I would need a list of what we want so that I can work with Mike's office to help me with basing up that agreement.

Mr. Hicks stated is she a private person.

Mr. Soriano stated yes.

Mr. Hicks stated so we go back to this liability part.

Mr. Eckert stated I think what we would be looking for today, if the board is in agreement with the concept, would just be to have a motion to approve the event, subject to the execution of a license agreement approved by district counsel, Jay, and the chair.

Chairman Steiner stated one of the things we need to be sure to coordinate that with rentals of this facility.

Mr. Soriano stated what I did last year was I asked Wanda to make sure we didn't rent that night and not because I wanted to work with her. We found out kind of that month before that was it. But I could foresee that being a problem. They were going to get it either way. They got the use of the road. They shut down those roads for a couple hours, and that's still going to be the case. They're going to shut that down. So, we had to let anybody know that if you're even driving in to use the facility, work out at the gym, go to tennis, you got to plan on going that way. You can't go through the clock tower route. So, we did kind of prep everybody beforehand. I asked not to rent it out. I'll do the same thing this year. I'll get with Wanda and say, let's stay away from that night just so we don't have an angry wedding venue that their guests were on the other side of the clock tower, and they couldn't get here.

Ms. Giles stated this parade has gone on in years past.

Mr. Soriano stated last year was the first year.

Chairman Steiner stated there was a lot of problems with road and travel access.

September 9, 2024

Middle Village CDD

Ms. Giles stated so she's still doing the parade. She's just asking permission to use our parking lot.

Mr. Soriano stated yeah, like I said, they're going to get the use of it either way. So, it's just using a parking lot.

Chairman Steiner stated the only thing I'm concerned about is does it impact the access to our facility, the pool, what have you, because not only is the road blocked, if you get here early, there's no place to park. We do have some big parking lots, much bigger than ours, in this area that could be used, but I just want to make sure that we're not isolating anybody.

Mr. Soriano stated I'm not sure what happened. I think last year they staged at the Baptist church across from the Preserves. Preserves was the first entry to get shut down because they had to come out and come across the street and then that way. So, I'm not sure what happened with that. Our parking lot is a little bigger than the Baptist church. I don't think they want to go much farther because to me, Publix parking would be more than enough. But it started out here in front of the Preserves and then went towards the ramp.

Chairman Steiner stated I think it's going to be one of those things that if you can work out something with them, it would be something that we could sort of improve on this year and review before, not necessarily make it a long-term thing. So, we resolve all of the issues.

Ms. Giles stated so I think if the board is interested in this, the motion would be to approve the Christmas parade event using the Middle Village parking lot, subject to a license agreement with the district.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor allowing the Christmas parade to use the Middle Village parking lot was approved subject to a license agreement.

Mr. Soriano stated moving on, I do have two items that are kind of related to maintenance that are not part of the report. There are things that happened lately. Deerview, if you guys have noticed, we had some landscaping taken out right at the front at our median. We have some nice 20-year-old ligustrums plowed over. Chalon's crew went out and cleaned everything up for me, and she's already given me pictures and quotes to make a repair. There's no way we can replace what was there. Those were huge trees, and it would take a long time for even a new tree to get that size. We're going to do something a little different. I was contacted by the resident and the

September 9, 2024

Middle Village CDD

insurance company that did file a claim, and they're willing to reimburse us for everything. I sent Mike Eckert a copy to review. They sent me a release and waiver that they'll pay and probably some other legalese in there that we can't ask for anything else after that, but at least we're getting some kind of payment for it. More than what I get a lot of times with some of our hit and runs where people just drive over the side of the road. It's about \$2,600, I think, is what it was.

Ms. Suchsland stated it was \$2,900.

Mr. Soriano stated the fact that we're getting anything, I'm pretty happy about, but I did want to let you guys know of it, unless there's any concerns, I was going to move forward with the insurance company, signing our agreement and getting reimbursed.

Vice Chair Mifsud stated does that include the cost of cleaning it out?

Mr. Soriano stated yes. They didn't really explain it to me. It was a younger girl. It was her aunt that contacted us. I think she just lost control. She swiped them out pretty good. They're not little. They're those round trees that make the big mushroom balls at the top. So, if you'll notice, there's only one there now. There used to be four and they were rather large. I actually like it now that it's opened a little more, but we'll replace some of the bushes and we got plans to do something else there. It happens a lot out here. The other issue is to discuss an area we've discussed before and we've gone back and forth on it in different aspects, but it's the medians and the entry to Chestnut Ridge. So Chestnut Ridge, we don't own that median. We don't own the roads. In fact, at one point, that road and those medians were owned by the Chestnut Ridge Homeowners Association. That was one of our foreclosed properties that went to another developer. When the next developer picked it up through a deal with the county, they stripped out the road and the medians. Those are now county road and medians. So, this area is a little different down there. So, when you turn to go into Chestnut Ridge, that is a county right of way road, and there are medians with a sign, unlike all the other multi-unit areas. When you look at the Preserves, when you look at Cambridge, when you look at Briar Oaks, Jennings, all those, they own their road going into their gates and their median. They do all their flowers and the work there. Chestnut Ridge does not. In the past, we've discussed this and because we thought we were the ones watering it, our water ends at Hamilton Glen. I always thought it came across the street down south of the way. Chalon has found out that that is not the case. That water actually comes on from inside their properties. Once you go in their gate, they have a clock back there that can control the water coming out of the roads. We're not watering it, but we're still

September 9, 2024

Middle Village CDD

doing all the work. At one point, we did give up cutting grass as you got closer to their gate. We figured that's really just for them. We'll handle the flowers and the water because that's out on the main road. But they need to cut the grass. So, they've been cutting grass, but we're still handling everything else up to this point. So, I haven't had Chalon put anything in. Now that we know that that's their water. Unlike other areas, it's not handled by Chestnut Ridge. They kind of left it to us to deal with, but we don't do that in any other multifamily area.

Chairman Steiner stated we have reviewed this in the past when that came up about the commercial business sign out and so forth. It was at that time, like Jay said, we basically assumed that the irrigation was coming from us, and it was one of those things, we're doing it, and we would continue. But I thought we had resolved that to where they were supposed to come back in, especially after Dollar General went in. There are two business plots behind that area. So that developer really should pick up that tag and assign it for his businesses on one side of the road and then there's always the shopping center that Publix is at. Both of them utilize that sign. So, it's something that I feel we ought to go ahead and step away from or get an agreement that they contribute something for that.

Mr. Soriano stated that sign might be a little hard. Mike Eckert, if you can help with this, maybe. So, the sign might be a little hard to step away from completely. The district may have paid for that. The county will not deal with the sign, so it won't be Chestnut Ridge, it won't be ours. It would be left to the county if everybody just stepped away and the county won't deal with it, so then it would be left in limbo. If the district did pay for it, as far as the signage, then maybe we can deal with that. But that's where we talked about before we wanted to do something different because everybody was complaining to us about the ugly wooden kind of pieces of plywood. We don't have any businesses in there. We don't do anything with it. Why should we be making signs up and spending money on it? So, we didn't do anything at that point, and asked that the businesses deal with that, but there's still no businesses in there, so no one's dealing with it at all. My concern at this point would be more the flower beds, the landscaping, the water. I think that's the part we should be stepping away from. But we may need to have more clarity on the actual brick and metal sign that's there if we did pay for it. If we didn't, then, yes, I think we could easily step away from that and just leave it to whoever, whether it falls on those businesses. But if we did pay for it, that we may want to figure out whether we want to step away completely and just hand it over right now. You just got the daycare and the Dollar General

September 9, 2024

Middle Village CDD

and that is it. So, there's two plots in the back, and then there's one plot in the corner that are also part of that sign.

Ms. Suchsland stated if I may interject. I'm going to show you what happened over the weekend. Just so you know. If you paid for flowers, for the sign. To water the flowers, it's on their meter. You guys are not paying for the water.

Mr. Soriano stated my concern, like I said, with dealing with anything like the irrigation. That's how this came up this summer, one of the county trucks that were out there when they were doing road work had broken a pipe. Chestnut Ridge was contacting us because they thought we should be repairing it, but it's realistically their pipes. Now, they're clear, though, you've actually talked to them about it, too. So, the president of their HOA understands and knows, and I've talked to him about the things on the side that belong to Sembler, who does the Publix area. But realistically, that was their road going into the gates. It didn't start at the gate. It started when you came off Oakleaf Plantation Parkway. Like I said, as part of that deal, during the foreclosure, it's now a county road. So, it'll become a lot different.

Mr. Hicks stated I'm a little confused. Are you saying that the water's on their meter?

Mr. Soriano stated yes.

Mr. Hicks stated so even if we planted stuff there if they don't water, it's going to die.

Mr. Soriano stated yeah. So that's another reason I said we definitely shouldn't do it.

Vice Chair Mifsud stated to this point, they've shown no initiative of doing anything to landscape the area themselves.

Mr. Soriano stated the only thing they have done is they have started to cut the back medians.

Ms. Suchsland stated since the irrigation break at the front, they are now mowing the whole thing.

Mr. Soriano stated so that's new. But we started this process five or six years ago when, that changed hands and they kind of finished up with Chestnut Ridge. That was one of our later communities.

Ms. Giles stated what are you looking for? Board guidance?

Mr. Soriano stated just understanding that's what we want to do, is step away and let Chestnut Ridge deal with all that.

September 9, 2024

Middle Village CDD

Chairman Steiner stated the water is already there. I assume it's functioning. So, from that standpoint, all of the maintenance has been done by us up to this point.

Mr. Soriano stated right.

Chairman Steiner stated they need to go ahead and take it as a win and pick it up, because they and the businesses are the only ones that are impacted by any beautification or downgrade in landscaping in that area, it's off the Parkway.

Mr. Soriano stated in our current contract, the map, it only shows this little green dot at the end. We won't even do that anymore. That's where the flowers went and things like that. We're not going to do that.

Chairman Steiner stated from my standpoint, as far as the sign or any complaints or anything that needs to be upgraded on it, I'm not sure who put it in, but it probably went in with all of the development activity, and I know at the Preserves the sign is ours.

Mr. Soriano stated yeah. Mike Eckert, even if the district paid for it, would there be a requirement that we do anything with it at this point?

Mr. Eckert stated well, if we paid for it with bond money, we have an obligation to maintain what we pay for with the bond money because bondholders don't want to loan money and then just have you tear it down. But, at some point, it becomes obsolete, or the maintenance or replacement cost can be more than the district's willing to bear, and the district can make a business decision to just remove it, but we really can't give it to a private entity.

Mr. Soriano stated so that's where we would have to do some digging to find out if it was paid for by us. We're kind of stuck with the sign portion, really, nothing else but the sign portion. I don't know for sure whether we did, because things like the sign of Preserves, Cambridge, they paid for theirs when they were building that entryway. I don't know that wasn't the paid for by Chestnut Ridge. It could have been. So, we'll do some digging and find out. If that was paid for by us, then that kind of ties our hands a bit on that portion.

Chairman Steiner stated if it was paid for as part of development of Chestnut Ridge and its original developer, and then when it switched over the fact that it was built by the developer and not by the CDD, I would say it is not ours. I'm not sure. Did that make any sense, Mike?

Mr. Eckert stated it does, yeah. If the developer paid for it and it's not on property owned by the CDD, but on by property owned by the county, the CDD can walk away from it.

September 9, 2024

Middle Village CDD

Mr. Soriano stated we'll dig in and get some clarification on the sign portion. But if everybody's good with it, we're not going to do anything landscape wise there anymore.

Mr. Hicks stated yeah, I would agree with that.

Vice Chair Mifsud stated I agree.

Mr. Soriano stated then just to update you. I am having the heaters removed this month. So, everything's out of our way. I did tell him we can ship either three or four so that I can get them in and started by the end of the month. I did ask to break it up to ship out now what they have and then that way we can get them installed. I'll take the others out right away. Outside of that, unless there's any questions on some of those maintenance items that are on my report, that's it for me.

Ms. Giles stated on the agenda, I have the open items as the pool heater. Do you want to leave that on there?

Chairman Steiner stated until it's installed.

Ms. Giles stated okay, and then the column?

Chairman Steiner stated until there's a resolution.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Chairman Steiner stated we've been talking about the impact fees. What was brought up is the fact that Double Branch has impact fees as well. They have around \$5 million worth. We've got about \$7 million. Our management company supports both. Our legal counsel, which has excused themselves from this process for the moment, will provide some guidance, but can't counsel us on it because he represents both sides. So, what I proposed to the other board, and they're going to discuss it later this afternoon, is if we get an offer or a proposal to buy, let's say \$50,000 worth of credits. That \$50,000 would be filled, \$25,000 from us, \$25,000 from Double Branch. This way both districts have an opportunity to benefit from any offer that comes in. The other thing is the fact that we don't know if there will be more than one offer. If Middle Village takes the first one and Double Branch takes the second, they may not be equal. They also may not even develop at all. So, only one District would benefit and where we are joined tightly with Double Branch, any benefits received would benefit all the communities. If they get extra money to go do things in their amenities in that area over there, however they wish to do it, we're both able to benefit from any offers that come in. The other thing is the fact that this is a proposal. So,

September 9, 2024

Middle Village CDD

in previous Impact Fee Credit transfers that have happened, they have been 70, 75 cents on the dollar. So, if the proposal comes in, we would go to both boards, both boards would either agree or disagree to accept the offer or if they want to hold out for more, whatever. If both boards don't want to do that or feel they're satisfied with the offer their portion could be sold out of that offering. In other words, we're not tied to only the 50/50 split. The first \$10 million, \$5 million for Double Branch, 5 million for Middle Village. That's both pots equalized. We have \$7 million. Now we take \$2 million, put it back with Double Branch.

Vice Chair Mifsud stated so you're saying we hold on to 2 million?

Chairman Steiner stated \$2 million won't be in the 50/50. The \$2 million would be 100% because if we take every offer that comes in and transfer all credits we will end up with, after we've done the 50/50, we will still have \$2 million.

Mr. Soriano stated they have \$5,100,000; you guys have \$7,800,000.

Chairman Steiner stated from that standpoint, this is what I mentioned to the other board Chairman, and they're going to discuss it. But basically, it's to treat all the offers, filling them 50/50 and while both boards don't have to agree on the price, if one decides they don't want to go that low or they want to go a different direction, we're not necessarily tied having to follow them. We can go the other way. I put some words together, Marilee is going to try and look at them. But basically, to me it assures that both communities benefit. All of this is windfall. I'm recommending that all funds coming into this CDD go into one of the reserves and then at a later date we can decide what that money best can be used for. So, this is something that's there. We've got no guarantee that there's anybody going to even make an offer, but at least if an offer is made, it's something that would be split between the two CDD's and we're not competing against each other. This is what's being discussed at this time. If any of the board members have any inputs or questions or what have you or disagree with the 50/50 approach, or if you think of something that maybe hadn't been thought of, but there are other CDDs in the area and I don't know how many of them have impact fee credits. I'd like to be able to get what I can without having to compete.

Vice Chair Mifsud stated I agree. I think that would be my concern is that at some point one district gets a little antsy and is willing to take a lower offer that maybe even initially they wouldn't have been willing to take, and we were kind of not at that place with them.

September 9, 2024

Middle Village CDD

Chairman Steiner stated I don't really know that there's any competition. But that's what the other board is going to look at. From that standpoint, I guess that covers it. There's not any action to be taken, but just so that you're aware of what's being considered and also the fact that the two sister districts are embroiled in this thing, and I hate to be in competition with them. This way we're sharing the pot of whatever money might be available out there.

Ms. Giles stated any concerns with that?

Mr. Hicks stated no, I was just going to say, if you're going to do it that way, why not just come up with an agreement for a set amount? Like, we're not going to let our impact fees go for less than a certain amount.

Chairman Steiner stated it's something that we have to check into to find out whether we can legally do something like that. Right now, it's an agreement between us that we don't think there will be a problem, which is what we're trying to find out at this point, whether any of the other board members have an issue with that.

Mr. Soriano stated just to remind you guys, not that I see a problem with the two districts. Mike's talking about between the two districts, let's say you said, I don't want to take less than \$0.63 on a dollar, and they said, well, we'll take \$0.59. I don't think the two districts would do that. But you do have a problem. Other districts in Clay County have impact fee credits and they're trying to broker. They're still going to look out for you. They're still trying to make this sale. So, by starting to put out their limits, you're only limiting yourself here. We do want to get somebody to make these sales, and you have all together \$13 million worth of stuff that you didn't have before. So, I don't know that I would look at something like that yet, but it's good to point that out for that concern. That's what Mike was talking about. Somebody could say, well, we just, we don't want to make that sale this go around, you guys can have it. I don't see that happening, but we're going to talk about the same thing with the district in the next meeting.

Chairman Steiner stated each board knows where the other stands. Right now, I think both boards are in a position, at least from chair discussions, where we're willing to take whatever's offered because don't know when it's going to happen. It's not anything that's going to gain value. Everything after the 50/50 split, we're still left with \$2 million, but it's \$2 million of paper and it's not anything we can go spend.

Ms. Giles stated its good discussion to start having now to see that the two districts are not competing with each other necessarily. I don't have any other Clay County districts that are

September 9, 2024

Middle Village CDD

selling their impact fee credits, but that's not to say they can't or won't. These are the only two districts that I'm working with that's selling them right now. So, I like that the two chairs have met and have discussed this. I think both chairs are just looking to see how the rest of each board feels about splitting it with the other board. Sean, anything?

Mr. Bland stated no, I'm good.

Chairman Steiner stated so at this point, like I said, it's mainly a discussion, something to think about. If you have any questions.

Jacob Bittner stated I live in Creekview right here. This is kind of a long story that got me to the CDD. I'm trying to put a pool in my backyard. I was approved by the HOA to put the pool in and then when I went to the county, the county denied it initially because of an easement in my backyard 10ft from the fence. The HOA was initially okay with me going 5ft from the fence. I only have a 24-foot backyard. I have to leave distance from the house and from the fence. The county then sent an email saying that they would approve me encroaching on that ten-foot easement if I had a signed, notarized letter from the HOA allowing me to encroach on the easement with projects. The HOA, when I went to their meeting, they are not sure that they own that property. So, they were uncertain, and they asked me to meet with the CDD on that.

Mr. Soriano stated it's our easement. I don't know what it is in particular. The guy that's kind of the manager for the HOA, Robert Patton, had sent me a text probably about a month ago. I didn't know the address. If I'd have known, I would have looked it up beforehand. We're kind of limited. If it's just for a fence easement, which a lot of times those ten-foot ones are. If it's ten feet because of drainage, we won't be able to sign it away. There's St. Johns rules on the drainage easement, so we'd be limited. But if it's not for drainage and we're controlled by St. Johns, then you guys could approve even a short-term encroachment on the easement. The district can do that. We do that for things like fences and other districts and areas where they want to get a little close. It's still a property that's on our easement area. But I first have to find out. I have to have the address, and I have to work with our engineer and then Mike's office to see if we're even allowed to sign something like that. Because if we can't, it doesn't matter if you guys want to approve it for him so he can put in a pool, you just won't be able to. We don't have a good way to do that. That ends up costing the district more work and money to do something like mitigation to allow us to open up land than it's worth. But if it's just a fence easement, that's something different. So, I can get information from him on the address, work with your district engineer and

September 9, 2024

Middle Village CDD

Mike and find out if it's something we're even allowed to do. Right now, where it's at, I'm kind of leery that this is a preserve area in the back. It might be controlled by St. Johns. We have to see what the drainage easement actually is. There's also the case of some of those drainage easements go to the county's easements for drainage. So, sort of like pipes that we're having problems with. If they don't care, then we probably could sign it over. But it does ultimately feed their water, which I have concerns with, too. So, I just need to know more about the area before you guys can even say let's go ahead and let it encroach. We don't know that it's a good idea to do that.

Chairman Steiner stated you talked about an easement and drainage easement. What about utility?

Mr. Soriano stated that should be spelled out on there what the utility one is. Usually that ten foot one is going to be fence or drainage pipe, but it would be the same way. But utility, that's not going to be us at all. That's going to have to go through Clay Electric or CCUA. But I have to look at it. Like I said, I haven't looked at it. So, I don't even know that it's ours. But it's not HOA. The HOA doesn't own anything in either one of the districts. It's all either CDD or private property or county right away.

Ms. Giles stated Jay is that something you can work with the gentleman on?

Mr. Soriano stated yep. I just need the address, and then I go from there.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for October 14th here at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Marilee Giles
A30999D0EDC14F4...
Secretary/Assistant Secretary

Signed by:
Michael Steiner
FFB7F92090414F7...
Chairman/Vice Chairman

September 9, 2024

Middle Village CDD