

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, **October 14, 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
Julie Arnau	Assistant Secretary
Shawn Bland <i>by phone</i>	Assistant Secretary
Jonel Hicks <i>by phone</i>	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Michael Eckert	District Counsel
Alex Acree <i>by phone</i>	District Engineer
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Matt Biagetti	GMS, LLC

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 September 9, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

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Ms. Giles stated on page seven of your agenda package are the minutes from the September 9th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor the minutes of the September 9, 2024 meeting were approved.

Ms. Giles stated on page 31 are your financial statements as of August 31, 2024, followed by your assessment receipt schedule showing the District is 100% collected on page 43. The check register starts on page 45 and it is in the amount of \$284,395.47. This is for the month of September. 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 Vice Chair Mifsud with all in favor the check register was approved.

FOURTH ORDER OF BUSINESS

**Ratification of Engagement Letter with
Grau & Associates for the Fiscal Year
2024 Audit**

Ms. Giles stated this engagement letter documents and confirms the auditor's objective and scope to audit the financial statements for the fiscal year ending September 30, 2024. It's already signed, so just looking for a motion to ratify it.

On MOTION by Chairman Steiner seconded by Ms. Arnau with all in favor the engagement letter with Grau & Associates for fiscal year 2024 was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated just one brief report. I did talk to the broker that I reached out to on impact fee credits. She said that she is talking to at least one builder who seemed interested. If I hear anything back on that, I'll let the board know, even if it's in between meetings.

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B. District Engineer**1. Acceptance of the Public Facilities Report**

Ms. Giles stated Alex, was there anything on this report that you wanted to point out?

Mr. Acree stated no, not necessarily. It really just checks the boxes that are required by the Florida Statute. A lot of it is directly in correlation with the capital reserve study that had recently been done and identified some of the same maintenance items as listed in our study. So, nothing added at all.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the public facilities report was accepted.

2. Acceptance of the Annual Engineer's Report

This item was tabled.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

Mr. Soriano stated I did want to go over one or two things. The first one was the swim team. We've been dealing with that for the last couple months. They did go through registration. We ended up with 21 paying registrations. So, it's actually pretty good. More than I thought they would get. So, they're making it work. They did have to work with the high school teams to make sure they could be in this month and still work around the high school teams that are finishing up. Ridgeview is pretty much done. Oakleaf does have up until this week because they had one meet that they needed to finish. They got rained out because of the storms, and I believe that's Wednesday night. After that, our high school teams will be done, and the year-round team is the only thing going after that. So, it'll be a little more open for them at this point. I think that's successful. Like I said that's more than I thought they were going to get. I do think that's going to change once it gets a little cooler. But I work with them to make sure they understand that along this line, it's going to be based on you guys approving that they keep moving forward, that it meets in our schedule. So even if it was 21, which, like I said, it's more than what I thought, I would make a recommendation that we continue into the months that we don't even normally

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heat the pool for our residents. Twenty is a good amount, but I don't know if that's worth it to do the extra costs for gas for deal with anything else. At this moment, I've talked to them about that, and they're understanding. They like where they're at right now. They've been cooperative with me so far, pretty good for this first month.

Chairman Steiner stated do you need guidance or motion to have you continue with the month-to-month?

Mr. Soriano stated did we actually take a motion to allow them? I think we may have, and if we did, then we probably should to continue it. But I can't remember if it was guidance.

Mr. Eckert stated I thought it was they were supposed to come back to Jay with a proposal and then we were going to come back to the board. Unless I'm confusing it.

Mr. Soriano stated that was for agreement. Yeah, we still have to make an agreement with them with all the rules and understanding. The start was just to get the registration going, to allow them to start.

Chairman Steiner stated so at this point, we're still waiting on the agreement, but the month to month is still in effect.

Mr. Eckert stated I just don't remember the whole month to month thing.

Chairman Steiner stated well, we said one month or the next meeting.

Mr. Eckert stated you can authorize us to have an agreement that's consistent with what we've done before in similar situations if the board wants to, or we can bring it back at the next meeting. I just don't have the particulars to be able to nail down what an agreement would look like there.

Ms. Giles stated what I have in the notes from September is approved the year-round swim program. Staff will work with swim team on the rules and expectations.

Mr. Soriano stated do we have a motion to allow it or anything? If we didn't have a motion, we can just continue with the guidance until we have an agreement in place.

Ms. Giles stated it's on page eight. I think it was just staff work with them.

Mr. Soriano stated if it was just guidance and you guys feel comfortable with me continuing the route we are doing now that they have an idea of how many kids are paying and swimming, I'll work on an agreement to spell out what days and hours the high school's finishing so they have a little more leeway there to plan out what they want and how they're going to pay their coach with that. It will be our program, but they're setting everything up right now. The

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parents are paying to Middle Village and then we're going to pay the coach the same way we pay her during the summer through our payroll system.

Ms. Giles stated I did find in the minutes. It's on PDF page twelve. At the bottom of the minutes, page six. Ms. Giles stated, Jay, do you need a motion or just guidance? Mr. Soriano stated this would just be guidance. Unless anyone has any concerns.

Chairman Steiner stated we will just extend this.

Mr. Soriano stated okay. I'll update again next month.

Chairman Steiner stated come back next month with whatever agreement.

Mr. Soriano stated I'll probably have an update on if kids have dropped off and there's not as many for November or anything like that. I would be looking to adjust downward for usage, because as we get into cooler months, things do change where we see our residents. Right now, it's beautiful out. Right before the meeting I noticed there's about four or five adults back there floating around. When it gets much cooler or we have 50 degree or below days, we won't see even four or five residents. So, the idea is not to really ramp up our heaters if we're not doing that. Which brings me to the next update. Right now, we should be three weeks out for heaters. I haven't heard anything different. So that will bring us to that last week of October, first week of November when we normally turn our heaters on anyway. So hopefully the delivery companies don't come back to me with any issues. If the delivery was set up for last week or the week before, it would have made sense. But we're still a couple weeks away so there shouldn't be an issue with our delivery. Outside of that, the only other thing to update you on is some of those smaller projects. We were working on our mulch trail. The one good thing about the storms, we got a lot of little debris. So free mulch. So, our trail is pretty much done. I would like to maybe add some borders and make it defined and look good. But there is a trail out there that staff and landscapers have been driving across. We don't have muddy ruts going through the property and it does stretch all the way from the fence line now and then out into the field a little bit underneath the big oak tree. That is a low-lying spot where we would make a lot of loads. So, we would send some mulch out there too. If anybody's had a chance to walk out, the basketball court fencing is complete, so everything's tied down where the kids were pulling up trying to sneak in. We did replace all the fencing on the backside, and we were able to take some of the good sections that we had, not just for the basketball fence, but tennis fence. We're also increasing the last section of the ten-foot. The eight foot good sections we swapped out. So, everything is tied

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down and looks nice and neat and then the back is now a ten-foot height, which makes it a little harder for kids to scale the fence and sneak in with their friends. One other thing I want to point out, Mike is aware of it, but you guys were not on the board. About eight or nine years ago we started working on coat racking, we'll refer to it as a very large water leak that was next to the playground. Back then we did get, I believe it was about a \$8,000 quote to remove that large tree. The tree was still alive, but they are water oaks, so they start to hollow out on the inside. Everybody looks at them and thinks they're live oaks. We do have a few live oaks on the property, but many of our larger oaks are actually water oaks, they hollow out through the trunk and that's where you'll see, especially during storms, large branches can break a little easier. They become really heavy and crack. This one out there with most storms leave a branch lying on the ground. I don't think kids are going to be out there during storms, but that did kind of concern us. So, over the years, instead of just taking it out, we did kind of chop the live green part of the tree. We finally got to the point where I talked to Chalon that I think we couldn't cut it back anymore and we're still cleaning up the root. So, this many years later we could go ahead and just finish taking it out. In the long run, it probably cost us about a grand, maybe \$1,500 more than that original quote, but it did get us about eight years' worth of shading. It was a nice big tree. Now it's very open, but I actually like that look if you walk back there, because that lets me see that corner towards the playground and the basketball court and also the one gate that's been our problem. People like to go to it to open up for the friends that come in. You can see that a little better now. So, I also won't be looking to really replace anything there. I think it looks nice. We will start looking at a couple of those larger oaks along the baseball fields. We did have a problem with one during storm Helene. It didn't cause too many issues anywhere else except for one large branch did come down and squash our softball field fence. So, I'm going to have that repaired. We do have to replace one pipe, but as I look at that tree, it's kind of in the same spot. It is a nice big tree, but then we probably could get four, five, six more years out of it if we're starting to cut it back so much that it might be easier and safer just to go ahead and take off the tree. So, it's something that Chalon and I will work on and figure out how we want to approach that. Outside of that, I really don't have much for you guys. I'm not in need of any approvals for any major purchases or anything like that. I do have an update for painting. We addressed this months ago and I said, I put Tito's on hold for painting this building. It looks like the optimal time might be starting at the last week of this month. I have about a five-week period

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where we don't have any wedding rentals. We do allow a rental up to two weeks beforehand, but for weddings, that doesn't typically happen. So, it looks like November is what it's going to be. I do believe he's going to need about six weeks to do this building. We have one event. I'll just work with them and let them know, if we're done on this floor, they'll clear everything out that weekend, so they get another event. But just to be aware, there might be scaffolds or tarps on the first floor when they're outside doing their pictures. So, we'll work with the rental family on that one. But it looks like for the end of this month might be an optimal time for Tito's to start. And that'll go all the way into that first or second week of December. So just to let everyone be aware of that.

Chairman Steiner stated the only thing I'd like to state is you're going to continue to work with Clay County as far as that column.

Mr. Soriano stated right. So, while I'm still working with the old vendors here, I'm trying to nudge them to agree to our wording. It's really just the one section for indemnification for the district to make it a little safer. This column, it is our column, but it doesn't sit on our property, and it started to fall because of the county's issue. We don't want to be working on their property and them claim that we did something to their pipes. With that, we want a better agreement from those owners, and that's what they didn't agree to before. If I can get them to do that, then great, we'll move forward because you guys already did free up that money in that case before just trying to get them to agree to our terms. If I can get the county to deal with them, that would be better. They can deal with any legal issues. It's their pipe, it's their ground. I think we'll have to step it up. Instead of just working with the public works connections that I have, I might be trying to go to somebody higher in the county next to see if we can get that. I did go out and take some pictures after the storms. We had a lot of wet ground, and it does look like it's leaning a little more. So, it's not something that's going to get better. We're going to have to move forward sooner or later.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Mr. Hicks stated I wanted to ask about the potholes in the community. Is that our responsibility?

Mr. Soriano stated no. The streets are owned and maintained by the county. So, the one thing we do is we help to report. But I always tell everybody, they should be reporting, too.

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Potholes are everywhere in Clay County. There's a lot of roads in Clay County and they usually aren't going to be able to catch up. So, it's one of those we talked about before, the squeaky wheel type thing. So, if there's a pothole, like on Deerview or farther back, like into your neighborhood area, that's one where you can get you and maybe a couple neighbors to put in public works tickets. It always helps if there's more people mentioning it to them.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for November 4th here at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the meeting was adjourned.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
Michael Steiner
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Chairman/Vice Chairman