

**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, **December 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
Julie Arnau	Assistant Secretary
Gerald Bowen	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan <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 no audience members present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Ms. Giles, being a notary public for the State of Florida, administered an oath of office to Mr. Steiner and Mr. Bowen. Mike and Jerry, congratulations. You're now a government official in the State of Florida. Mike, you're continuing your journey as a government official. As a government official, you're subject to comply with the Sunshine Law. We talked about that a little bit before the meeting. But just as a reminder, any business that that's going to come before

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this board, you can only talk to the other supervisors in a publicly noticed meeting such as this one, you all can talk about any other matter, but anything coming before the board, it has to be at this meeting. Also, as a reminder, you're subject to Florida's Public Records law, meaning any paperwork, any documents that you acquire or generate pertaining to the district is subject to public records requests. Jerry, you said you created a separate CDD Email. Katie, Mike's been doing this for a long time, and I spoke with Jerry some before the meeting. Is there anything else you would like to add?

Ms. Buchanan stated the only additional comment is just to also keep in mind the ethics requirements that come with being a board member. So, what that means is, generally, you can't take any action that's going to positively or negatively impact someone close to you, like your mother, your brother, your children. There are a lot of very specific statutory requirements in connection with this. So, if you feel like you might be running into a conflict issue or an ethics issue, I would just suggest giving Marilee and myself a call so we can talk about it with you personally.

**B. Consideration of Resolution 2025-01, Designating Officers**

Ms. Giles stated this resolution is to add Mike and Jerry as officers of the district. The current slate of officers is as follows. Mike Steiner, the chairman. Sherri Mifsud as the vice chairman, and then Shawn, Julie, and Jerry as assistant secretaries. I'm your secretary and treasurer. And then also from my office is Daniel Laughlin, Jim Oliver, Matt Biagetti, and Darrin Mossing as assistant secretaries and assistant treasurers. Those guys are on from my office to cover in case I'm out of the office so that one of them can fill in for us. Unless there's any board discussion or changes to the slate of officers, I just look for a motion to adopt resolution 2025-01.

On MOTION by Vice Chair Mifsud seconded by Chairman Steiner with all in favor Resolution 2025-01, designating officers as detailed above approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the November 4, 2024 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**

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**D. Check Register**

Ms. Giles stated on page ten of your agenda package are the minutes from the November 4th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor the minutes of the November 4, 2024 meeting were approved.

Ms. Giles stated on page eight are your financial statements as of October 31, 2024, followed by your assessment receipt schedule. Not much to show there. We're just starting the collection process. The check register starts on page 42, and it is in the amount of \$219,302.58. 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.

Vice Chair Mifsud stated I just want to confirm the capital reserve fund. The difference of the actual on the repairs and replacements. Is that for the paint? I see a \$32,980 overage.

Ms. Giles stated we budgeted \$250,000. So, the way those columns work is the first column is what we budgeted, the \$250,000. Then there's the prorated. So typically, what the accountant does on most line items, you'll take that \$250,000 divided by the 12 months. Jay, I would say yes, because that's your big capital reserve.

Mr. Soriano stated we've only got one month. That's the first part of payment. So, we have a second check.

Vice Chair Mifsud stated I noticed there were two checks for \$22,000. So then we still owe, what, an additional on top of the 44,000 that we owe?

Mr. Soriano stated yeah, it was a deposit for that. That's the only big project that we've paid for so far this year.

Vice Chair Mifsud stated I just wanted to make sure that that's what this was. I figured it was.

On MOTION by Ms. Arnau seconded by Vice Chair Mifsud with all in favor the check register was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Assessment Methodology**

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Ms. Giles stated we started talking about how the assessments get broken out based on single family, multifamily. It was done when the district was created, and it may have been updated along the way at some point. But this is the initial conversation to see if this board wants to have deeper discussions about possibly updating the assessment methodology as it affects the operation and maintenance side. I think the board was not interested in changing it to affect the bonds necessarily, but just on the O&M side.

Mr. Soriano stated we wouldn't be able to change the bonds. You're talking about the O&M side paying bills, paying for those capital things, replacements based on usage. That's where you can actually change that because we have all these different levels where people get discounts, basically, even though they're able to use the facilities the same way.

Vice Chair Mifsud stated you're referring to, like the multifamily.

Mr. Soriano stated we have four different levels, and then the highest is a single family.

Ms. Giles stated luckily for us, Katie Buchanan is joining us today. Katie recently went over this with another one of your districts in St. Johns County. Can you just give us an introductory of how we got to where we are and maybe some things for consideration as this board thinks about making those changes.

Ms. Buchanan stated sure. So, at a very 10,000 step level, when the district considers its methodology, they want to make sure that the assessments comply with Florida legal requirements. And that's essentially two things. You want to make sure that the assessments are fair and equitable, and you want to make sure that the benefit that a unit is receiving is equal to or greater than what the assessment is paying. Based on perhaps the historical trajectory of your assessment, the question is, is it really fair for you to have different assessment types at this point for houses that may have the same benefits? If you are interested in reevaluating this, you would work with your assessment methodology team, which is GMS, and they would sort of do an analysis to try and determine whether they thought the assessments are correct or whether they needed to be modified based on something. That may be actual usage records that you have, that may be a comparison of the size and type of lot. There are a lot of industry standards that they look at when they do these things. If you decide to change assessments, what happens is GMS puts together a report and explains why they would be different going forward than what they were previously. That report would then be adopted by the board. Then notice would be sent to all the homeowners within the district that needed the proposed assessment changes. That notice

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would describe how the assessments were going to change from a unilateral and universal standpoint, and then also how they're going to change for each type of unit and change for the person receiving the notice. Once that notice goes out, you could have a public hearing where everyone comes to give the board the opinion on whether the change is good or bad, or perhaps the board should consider even a different alternative. So, you have a hearing, you have probably pretty good turnout, and then you can decide whether you want to move forward with the report as presented or make any changes. Or you can choose to no longer seek to modify the assessments. So, it's a lengthier process that frequently you would want to try to accomplish so that it could be incorporated into your next fiscal year's budget. So, you've got a couple of months to think about it. But I guess the initial question is what's prompting the thought process and does it make sense to make a change? How will it be received? What are the factors that I think are driving you to have the conversation?

Chairman Steiner stated we've got about five different flavors. A lot of that was put in place to entice the developers to complete the build outs years ago. The thought process back then was if the community had their own pool, then that would reduce the impacts we would have on the amenity pools that are in the CDD area. Basically, the benefit they got was a lower O&M assessment. They got to use all the same amenities that a single family homeowner was using as far as CDD amenities with the addition of having their own amenities within their community. The idea behind review is in reality today, with what quick looks we've done, we're not seeing where there's a reduced number of people coming from these facilities. So why is the credit still there? We would like to equal it across all the owners. Whether they have a condo in a multifamily community or whether they have a condo in one that has a small pool. All of them get to use all the CDD resources equally, So why aren't all of them paying the same as a single family homeowner? Does that make sense?

Ms. Buchanan stated yes, that makes sense. I know that there are many communities and CDDs in the state that may have a CDD amenity facility that everyone has access and pay for, and then they may also have smaller HOA funded facilities that only the people in that particular HOA access. So, the people that live there end up paying more. Because they're paying the full CDD frame and they're also paying like the secondary portion as well.

Chairman Steiner stated no, today they aren't paying more. If they have a pool, they got a discount, but they still get to use the CDD facilities.

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Ms. Buchanan stated I was just trying to make sure you understand that what you're proposing is done other places. So, you would not be unusual in suggesting that all the types of units pay the same, understanding that units that have not previously paid because they had a pool and they're paying for it somewhere else or some other way, there's someone that still has to make that payment to whoever owns the pool. I think you can do it. I think that again, GMS would need to sort of work the numbers to give you a better sense of how the numbers would play out. Because what would likely happen is that if you were adding more units paying more, then some of your other units may pay a little less. Because you've got more money going to the bottom line. So, it's going to be kind of an interesting question. If you want to pursue it, then what would you do? Would you truly want to think about decreasing everyone else's assessment or would you want to try to build up a capital reserve fund more by keeping everyone's assessments the same?

Chairman Steiner stated at this time we are looking at it as being a means to put towards reserves. But we are needing to look at the impacts across all the communities, how much are the ones that currently have the discounts, what's the impact on those owners versus coming down on a single family owner who doesn't have those additional functions.

Ms. Buchanan stated so all these extra units are multifamily?

Chairman Steiner stated we have a rate for multifamily. We have a rate for multifamily with aquatics if they have a pool.

Mr. Soriano stated the multifamily is actually split up a couple times because you have regular multifamily, and you have what's called high density. And then we also have the high density with the aquatics. So, we have multiple levels in there and each time it goes down with the single family being at the top.

Chairman Steiner stated at the time they were instituted it was something that benefited the whole community because those were empty lots and they were looking for enticements to build them out. So that's where things stood at that time and why we're looking at it now is we have some impacts to budget coming up that this may be a way to resolve some of that in the reserves, but it also gets answers to people who say, I don't have a pool. Why are they getting a discount? We both use the amenities pool. So, it's no longer something that I believe is equitable. It's outlived some of its reasonable assumptions that were made at that time. From this standpoint, basically, I guess we would need a motion to go forward.

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Ms. Giles stated I think Sheryl could run the numbers of what it would look like if the ERU was the same across.

Mr. Soriano stated yeah. So, what I would actually say because there's a couple things with the discussion you should look at because we're going to send this out to homeowners. You have to explain what we're doing. But there's a couple concerns there. Remember that high density with aquatics, the lowest one. If we wanted to go out and say we're not going to take up the homeowners because we've just increased because last year we have a good budget we're making, we generally do pretty good. So, I don't see an immediate need for increase. That single family stays there. These guys come up to match it, that's a big jump and then you got the little guys in between there, too. That would also match. So, we may want to have some discussions on are we trying to go up to 100% in one year, which is the easiest to say. Everybody's going to pay the same. It's fair, it's equal. You use the pools the same way, you use the gym, the same way, you have the same access. It's 100%, but that's a big jump in one year. So maybe a discussion of, there's ways to split it up or you keep some kind of discount in there, whether it's small, 5%, 10%, anything like that. Because they do pay extra in their HOA fees to have this facility. Although I can tell you that's also discussed when we sent out our last letters for this increase this last year, we got complaints from Jennings that their pool hasn't been available for a year. They come up here, so it's not that big a deal. They have access here, but one of their facilities, you saw it noted in what they thought was ours in that engineer report, that pool's not even up and running for a year, but they get a discount based on the fact that they have it. So, it's kind of hard to say what we're going to jump to 100% right away. But that's where you guys may want to think of ideas of how we're going to do it. Should it just be everybody pays the same across the board because it's the same O&M, or do we still look at some minor discounts? Is it something that we do in one year, or we advertise and say, you know, two-year, three year to get them closer? Because basically all that money is just going to go to capital. Right now, we've done our last increase, so unless something pressing comes up, I don't see a need for a lot of extra money this next year. We've built up a good capital. We have our projects going. It's just going to go in and sit in the bank. So how big of a jump do you want to put on those multifamily people?

Chairman Steiner stated one of the things, Jay, is the fact that unless we have development of that methodology, we don't know how big a jump that is.

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Mr. Soriano stated we could do first round and just do it 100%.

Ms. Giles stated you can see it on the last page of your budget. It doesn't have it broken out by percents. I can refresh the budget so it's in your emails. But on the last page of your FY25 adopted budget, for instance, it's got the high-density multifamily aquatics. We're just going to go with rounded math, they pay \$575. They're the lowest and then single family pays \$954.

Mr. Soriano stated so to bring them up and match everybody, you're talking about \$400 increase.

Chairman Steiner stated with that though the \$900 spread between the \$595, that's for a year, right?

Ms. Giles stated yeah, but that's just the difference between the single family and the lowest paying one.

Mr. Soriano stated I wouldn't recommend moving them because now you're talking about doing refunds. That's a whole other step involved. So, your single family you would keep where they're at. If not, then we have to go through another process for refunding.

Ms. Giles stated no, keep them where they're at. For sure.

Chairman Steiner stated I'm not looking for that. What I'm looking at is, if it is X number of dollars spread over a year and we're talking \$50 or \$60 per owner in that environment to bring it up some. But until we get the numbers, until we can look at can we phase it.

Ms. Giles stated you would have to do that each year. You'd have to go through the whole process.

Mr. Soriano stated yeah it would be a public notice, but that would give you a chance to explain what people are looking at. Just because like I just said, that's \$400. So, \$35 a month.

Vice Chair Mifsud stated I feel like you're going to get residents who, wherever they are, in the facilities we're talking about, where every year they're going to see another increase. Then they get fatigued from their fees being increased year after year after year.

Mr. Soriano stated we can run the first one based on that 100 and then bring it back to you guys so you can see it. For those lowest people, it's going to be a big jump and then everybody else has a jump in between there. But those lowest people, that's a big jump in one year and we can decide, is that worth it? Because then, yeah, you have to have a public meeting. They're angry, pitchforks and torches. But for our cards on record some of our biggest families are multifamily units. They get the same access. So, when you explain it that way, it's still fair on



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the O&M side, but it's always been that low. So, it's going to be a hard pill to swallow. So, after we bring back that first one, if you guys think, well, maybe we need to adjust a little bit, we can go back and forth from there. Whether they do get a little tiny discount or whether we look at something like phasing, not phasing, but we'll do the first one at 100%, making everybody's O&M flat.

Ms. Giles stated I can work with the assessment methodology lady at GMS. She knows for instance, single families paying 37% multifamily is paying 30%, so I can work with her and take those percents based on this year's budget just so you can see their percent allocation and what it would look like if we kept single family the same and then adjusted the other three. I can run a couple charts for you.

Mr. Soriano stated she's also the one that's going to get a big brunt of the problems because she deals with the developer. So, when we talk about someplace like Jennings or Coventry, that's actually owners that are going to be paying these assessments. When it comes to the high density apartments, it's paid by one person.

Chairman Steiner stated but The Preserve over here is high density owners?

Mr. Soriano stated yeah, but we hear from you guys individually where she works with that developer who gets a package deal. So, his deal is going to go way up.

Chairman Steiner stated which community are you talking about?

Mr. Soriano stated Gemstone, Fieldstone, Millstone. All of those high rises that's still owned by the developer. Those are apartments. So, they all have individual ownership. So, he gets a deal to pay all at once, a big chunk, and he has the lowest deal, of course. So that's going to be a big burden to him. Basically, it's going to get passed along to the tenants, their rents going to increase, but they don't pay directly like you guys pay as owners. So, it is a little different. She's the one that works with those developers when it comes to that agreement. So, she will get a big push back on that one with them.

Ms. Giles stated if the board wants, I can work with her, run a couple courses of action with increases.

Chairman Steiner stated this would be something we would be pushing out a ways, right?

Ms. Giles stated oh, yeah, it would be 2026 budget. But just to let you know what the impact would be on the multifamily high density with aquatics. Like if you made everybody

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equal, what would that look like? We know it would be at least a \$450 increase for those guys. Is that what you really want to do over there in that area?

Chairman Steiner stated I think it's something we need to get the numbers on and see what we're looking at. We can get a clear understanding of what our options are. Do we want to go through this for the next five years to slowly bring them up at a reasonable rate, or do we want to go ahead and take the hit? I know that several of the communities are facing some severe shortcomings in budgets because of the changes brought about on condos that are bringing about special assessments. So, I really don't want to hit everybody at once. And just so residents know, I fall in that category. So, this is an impact to my wallet as much as it is theirs. As Jay said, we've been increasing the O&M. We've been looking at having to go do this every couple of years with the O&M. So, it's not a matter that we're going to do away with. Our costs are going up. So yeah, I guess if GMS can come back to us and sort of give us what we're looking at and what some options might be, would be beneficial.

Vice Chair Mifsud stated I agree. It warrants review at least just for information.

Ms. Giles stated I can do that. I'll try to have that by next meeting. It is the holidays, so I don't want to promise I'll have it.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Termination of Interlocal Agreement with South Village CDD; Ratification of Engagement Letter with Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.**

Ms. Giles stated this is Carl Eldred's law firm. We've exchanged emails with Carl. We've provided him information that he asked for. I don't think Katie's going to be willing to chime in on this one because she's district counsel at South Village. As a reminder, there's an interlocal agreement between Middle Village and South Village. Middle Village pays for the enhanced landscape along this road and turning the corner at the roundabout all the way up. So South Village reimburses Middle Village \$36,000 a year. The South Village chairperson met with your chairperson and said, we don't want to do that anymore. They want to terminate that agreement. So South Village submitted that termination letter to Middle Village. District counsel excused himself for that because it's the same law firm in both districts, so that there's not a conflict there. He did recommend a gentleman named Carl Eldred, so we've exchanged an email with him. We've entered into an engagement letter with him so we can start working with him. So, this

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board alluded to at the last meeting that Middle Village doesn't want to even take care of those enhanced landscapes anymore. You've done that for the last 20 years. So, I was able to reach out to Courtney Grimm, the lawyer for the county, to see if there was any type of paperwork between the county and Middle Village saying that Middle Village and the county had an agreement that Middle Village would maintain all that enhanced landscaping. She responded with, no one is aware of any agreement with Middle Village CDD. Apparently, back in the day, the CDD decided to enhance the landscaping and included irrigation and certain areas beyond the county standard maintenance, which it does. So, there's no binding document between the county and Middle Village. She did remind me that if the CDD determines that it no longer wants to enhance that landscaping, the maintenance will revert back to the county standard of right away maintenance. So that's just something for your consideration. At the last meeting, it sounded like the board no longer wanted to provide the enhanced landscaping. So that's where we're at. We need to ratify the engagement letter with Carl's office and we'll do that. But this is the board's opportunity to talk about this and give Mike Steiner and I that guidance so as we schedule an appointment with Carl, we can make it clear what we want.

Chairman Steiner stated keep in mind that the area we're talking about is not common ground. It is Clay County. So, from that standpoint, it is their responsibility to maintain, and they have their standards. It won't be cut as much.

Ms. Giles stated it's both sides and it's the middle, right?

Chairman Steiner stated yeah.

Mr. Soriano stated I don't have any agreement for any district in Clay County. Until we did this thing for our medians and our trees as part of the changeover for the road. The clock tower they had left off, they made us do an agreement for that. It's the first agreement I've ever heard of. The idea is, CDDs are building, the county gets ownership, we feed them the road and the right of way. But the district is going to say, we're not going to deal with their lawnmowers and their public works. They'll come out, maybe two, three, four times a year. That's it. We want to landscape it and get real grass, not just Bahia everywhere. We don't want it to look like the side of the highway. We want to add irrigation, we want to add bushes and things like that, which is weird because it's part of the master plans. While going through everything just to get approval from the county they make us do things like putting trees of certain sizes and certain distance so they have these requirements to make it look better than what you would see on the

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side of the highway. But they're not going to continue to take care of it. That's on the CDD to make it look better if you want it. And everybody says, well, that's what we pay extra money for. We want it to look nice. So that's the enhanced landscaping. But we don't own any of it. We do have slivers. Most of those slivers are things like the buffer where you see the trees going up to the fence line, not the grass. By the time you get to the grass where the sidewalk is and the space between asphalt, the big 8-foot sidewalks for the golf carts that really aren't supposed to be out there. That's all county right away. We don't have any ownership in there, but that's where we're cutting grass. We've added thousands of dollars of irrigation over the years and that's the extra. But realistically, it's not ours. We just always take care of it and that does happen on both sides all the way up the county line. That's the same way going into the neighborhoods. Deerview, we don't own that land. We don't own most of the property on each side. We have easements for our columns and our little light bulbs. That's it. Most of that is county right of way, but we take care of everything else there. It's not just the main roads.

Chairman Steiner stated the thing about it is when you talk about enhanced landscaping and the entries into the communities, that's paid by the community as far as the plants that are there.

Mr. Soriano stated it's paid by the district as a whole.

Chairman Steiner stated this I expect, and it's just like what the chair from South Village stated is they're going to probably continue to enhance, either cut grass, or put planting in their entrance area. The area where you go in Cambridge.

Mr. Soriano stated multi family is different. Yeah, they pay for their own.

Chairman Steiner stated we're talking along Oakleaf Plantation Parkway. The issue is who's going to maintain it. Part of it is maintained by Duval and it's maintained through their county schedule.

Vice Chair Mifsud stated and there's a difference. You can tell where Duval starts and Clay County ends.

Chairman Steiner stated then how do we absorb the \$36,000?

Vice Chair Mifsud stated is it an all or nothing thing? Either we have the enhancements, or we don't, is there a level in between?

Mr. Soriano stated the only thing that this affects is they're asking not to pay the portion they've always paid up until now, which adds up to about \$36,000 every year that they give us to

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take care of this area. Because they wanted this area to look good, too. They deal directly with their entry, but they wanted all this done.

Ms. Giles stated let me pause right there. That is why we've entered into an engagement letter with Carl's office. Is South Village allowed to terminate with Middle Village? Is there anything that we're not aware of that keeps us bound together there? That's why we went with council. Even though South Village wants to. Are they allowed to?

Mr. Soriano stated the next step after that was, why are we even taking care of the county's area? Not just why South Village was paying Middle Village. But then why is Middle Village even dealing with the county? I have had discussions with public works and Katie can tell you, different things, different counties. But even if they were to help out a bit and say, we would generally cut four times a year, six times a year. Okay, well, can you reimburse our contractors cost for four or six of those cuts? We pay for 26 of them. So, can that help offset. It would be something you would spend money on typically, if we weren't there doing it. So, we're doing it. If we continue to do it, can that help out? I don't know if they would be open to that.

Chairman Steiner stated the thing that South Village expressed to me is I don't think they have a problem with the contributing to it. They have a problem of being the only other one. One of the things, is if we draw a line in the sand, it's liable to go ahead and bring in Forest Hammock, all this stuff that's going in. They've got rumors of big apartments going in right down here across the way. We've got all this construction out here in the community, on the other side of the expressway, all of that. Why is it only two CDDs and their communities footing the bill for the Parkway landscaping enhancements?

Mr. Soriano stated because we were the only local government.

Chairman Steiner stated how did you go to get that? One way of looking at it is put it in, go with that, let everybody see what they're getting.

Ms. Giles stated two local government entities can enter into an agreement, but we can't force the school or any of those other small communities into an agreement with this.

Vice Chair Mifsud stated I know that we're trying to hold separate communities accountable for the entrances. We talked about the community beside Publix. I know that, we were maintaining that to a degree, and it turns out it wasn't even our property. So, I get it.

Chairman Steiner stated we worked out things with the church down here. We worked out all this area where we had to go do this, but it was only after we went ahead and got in there.

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Of course, going in there, we found out we owned the road going into Forest Hammock. We could have shut them out, but it's little things that never got finished up. This agreement was done in 2004, if I'm not mistaken. There was nowhere near the development here.

Vice Chair Mifsud stated and Eagle Landing was half of what it is now.

Chairman Steiner stated right and they were wanting to sell more, therefore make it look real good coming into the golf course.

Ms. Giles stated there's two things going on here. It's the termination from them, and then, what does Middle Village really want to do? If Middle Village doesn't want to maintain any of that, then why not let South Village terminate the agreement? But if Middle Village does want to maintain all of the enhanced landscaping, what does that look like going forward?

Mr. Soriano stated I know it seems backwards based on what Marilee just said. I almost let the South Village stuff play out first because then what we're left with is, I would take our current contract and we have to break it down detail even more. There's going to be certain areas that we're going to continue to cut, even though we don't have much other than the amenities center. But we're going to continue to make sure this looks great here. But now as we go up to the left side of the road by Forest Hammock, why do we need to cut it? Maybe Forest Hammock can cut that side. It'll look weird because one side of the road would be knee high grass at one point in summer, I'm sure. Or the other side of the road. If we're cutting because we're working with Jennings or any of those guys and we want to continue that, they look weird. But there's definitely areas we can pull out now if we have no ownership whatsoever and they're not connected to us at all. Like the Forest Hammock as we get closer to Harbor Mill, things like that. So we can kind of break that apart. And then that adjusts our pricing a little bit and adjusts the map. It's going to be a lot more work. But no, if that's our choice that we don't want to do certain areas, that's what we have to do. Because then they have that good guidance too.

Ms. Giles stated so maybe that's valid. Maybe, you know, this is a two step process. We continue working with Carl's office of whether or not South Village can do that, and then, Jay, if that's something you and Chalon can bring back, just need that guidance.

Chairman Steiner stated down here by the fire station, that's cut by the county or the firemen? Chalon stated They're doing it.

Vice Chair Mifsud stated when you move into a community like Oakleaf, that's the draw is the continuity of the landscaping. I get it though. I understand it.

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Mr. Soriano stated it may be one of those things we decide, we know it's not ours, but this is what everybody wants. They move there. Then you have to have it kind of spelled out. We're paying for areas that are not ours to improve but that's because we want this area to look good. It's within the boundaries. It might not actually be ours, but it's within the boundaries of Oakleaf and that's what the homeowners kind of expect. But then we're putting it out there. Where right now, most people have no clue what is going on.

Vice Chair Mifsud stated they will if we stop.

Ms. Arnau stated the homeowners might like it, but they might not like their taxes going up for it.

Mr. Soriano stated that's another explanation. If a lot of that money goes to that, it may be other ways that we don't have increases for things like that. But what are you giving up? Do you want to deal with that grass? That's the first thing I'm going to hear in the summer. It gets a little long.

Ms. Giles stated it's pretty common in the CDD communities. Like, if you go out to Aberdeen in St. Johns County, they maintain all that landscaping along that Parkway, even though it's not theirs. It's the right of way. I can't remember the name of that street. But anyway, they maintain all the county's right of way. And if you go towards Rivertown, they're maintaining all that county right away. So, this isn't uncommon for a CDD to maintain those areas that belong to the county because they want it to look good and welcoming as you drive into that community.

Chairman Steiner stated do they have the input. The funds that they're using to take that, does it come from the whole community?

Ms. Giles stated it does. It's part of their CDD assessments.

Chairman Steiner stated yeah, but everything there within the CDD. In other words, does that enhanced highway fall within the bounds of that CDD?

Ms. Giles stated in Rivertown it does.

Chairman Steiner stated I'm not talking necessarily ownership is.

Mr. Soriano stated it's the same way as here. It falls within those boundaries, our boundaries.

Chairman Steiner stated so they have communities that border it and use it

Mr. Soriano stated no, that's different.

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Chairman Steiner stated so that's what we're up against.

Ms. Giles stated I think Rivertown does.

Mr. Soriano stated I'm not sure on the newer ones, but I know there's many of the older ones. When you go to go across to Julington Creek, they have a lot that are not actually part of the district that border them that sit on that road. Now, there have been times they've broken up where they had multiple landscape vendors because they did exactly that and said we're only going to take care of this area. This next area down the road is not done by us. We're not going to do that. Somebody else can handle that. Then farther down, it's one long parkway and that's why they did that. Because of those bordering neighborhoods that not really part of the district. So when you ride around, you see all Julington Creek signs everywhere. You think it's a big neighborhood, but it's actually broken up along some of the big roads.

Ms. Giles stated it's like what you're describing, Mike.

Mr. Soriano stated yeah, so more like what we're concerned with here because we have those areas of commercial that are not Oakleaf commercial. Go across one side, it's ours. They actually assess. If you go to the other side, it's not ours. Very right corner will not be ours either. That's a big area where they've torn everything up. Next to our columns, things like that. That's the same way going down this way to a lot of areas that are not ours. So, yeah, ours is broken up a little more. So, we could argue it's within the bounds, but it's not. Somebody else really should be jumping in to help out.

Ms. Suchsland stated would that include the flower beds? Because those are county right away. When you have hurricane damage, they don't come out.

Mr. Soriano stated they will, but they're going to do it their way. I mean, we've already had discussions with them on that because they have to follow certain rules too for hurricane cleanup to be able to get FEMA. So, they'll let the stuff sit for months and months and months so that they can prove. Our residents wouldn't stand for that. They're going to yell and scream if there's a pine tree down next to the sidewalk for six months, we're definitely going to hear it. So, most of the time we take care of it, but we can't get reimbursed from FEMA whereas the county can. So if I leave it to them, they'll get it done and they'll actually get paid for it, but we have to follow their schedule and their rules. So right now, they don't do that at all. We just kept them out and we do everything.



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Vice Chair Mifsud stated it's a conundrum, isn't it? So, would we be expecting like the flower beds, the stuff at the entrances to the Deerview? That would fall on the responsibility of the homeowners association?

Mr. Soriano stated no, if we wanted to do it, we would still do it.

Chairman Steiner stated but it could be homeowners just like it is up here along the multifamily.

Mr. Soriano stated they don't own it. The difference with the multifamily is they actually own that median and that flower bed. They don't own that.

Ms. Giles stated the corners that we own, whatever we decide to do, if we own it, we need to maintain it.

Mr. Soriano stated we have an easement for the flower beds on the right and left side when you go out. So, when you're looking straight across, you'll see this big flower bed. That's just completely the county right away, we just made this huge flower bed, planted trees. So, we don't own that. That falls on the county. We did put irrigation in there. If you want it to stay looking nice and match your other two on the side, the ones in the median. Because the median is completely county right of way.

Chairman Steiner stated that would be just like what was being planned for South Village. Right?

Mr. Soriano stated yeah, just the two.

Chairman Steiner stated they're going to limit what they're going to go work with as being that. You go down to The Preserve, Cambridge and all the areas there, their strip that goes out there, they own that and they do landscaping.

Mr. Soriano stated Chestnut Ridge doesn't own anything. It got left out originally. That was the one I'm talking about. It's on their water source. They actually own that road. That's part of the change over. But they can't just take ownership, so they'll never have ownership. It's county right of way. That's why I said I won't be able to give the flower caps on Deerview to the HOA because it's county right away. We don't have the right to do that.

Chairman Steiner stated no, but could it not be worked out in an interlocal agreement?

Mr. Soriano stated not with an HOA. We don't have the ability.

Chairman Steiner stated not us with an HOA. The HOA with the County.

Mr. Soriano stated I don't know.

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Ms. Giles stated to help the board, what if we brought back a map showing them what is Middle Villages and what we should be maintaining? Maybe color coded somehow, like what it would look like.

Vice Chair Mifsud stated that would be helpful.

Mr. Soriano stated I can just pull it right off the property appraiser's map. We have our map already that they use. It's going to cut that pretty much in half. You'll see all these green and yellow highlights where we have cutting and grass and things like that. Much of those are going to disappear if we say we're not going to do anything we don't own. So, like I said, all the medians, all the caps, anything that's surrounded completely by asphalt is not ours. But we maintain and we install irrigation. But that's where it's completely right of way.

Chairman Steiner stated the thing that I'm looking at or trying to resolve is the issues like the road down here that was overlooked and shouldn't be ours and really belongs to somebody else. The issue that came up we had with Chestnut Ridge, the irrigation, all that. Then we find out the water is inside their gate. So that is their water. But we're paying.

Mr. Soriano stated no, we don't pay. We're paying to put the plants in and that's where some of the problems are. We are not now, but we have for years.

Chairman Steiner stated that's the kind of things to try and clean-up is we don't go back and look at all these things. Clay County comes in and puts enhanced landscaping right at the county line. Is that their bed?

Mr. Soriano stated that's our bed. The only thing they did is they added a nice big sign. But we've always done the beds there. But that's the same thing. Which is funny because they came to us for permission to dig it up. I explained to them, that's yours. You can do what you want there.

Chairman Steiner stated that's Clay County. Does it fall inside of Middle Village boundaries?

Mr. Soriano stated yes. That weird road that just goes into the trees. That's where we start. And then on the other side, is Arbor Mill. We're not doing that anymore, right?

Ms. Suchsland stated yes we are.

Mr. Soriano stated I didn't think we were supposed to. They would kind of fight back and forth because you got this weird triangle and then the other side is completely theirs, then we would plant something and it wouldn't match theirs. So that's three whole beds. You have a big

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one by the sign. You have this little, tiny cap in the middle of the road, then you have the one over there by Arbor Mill. But realistically, we don't own the land there. We've always taken care of the flowers. We have irrigation and things like that. That's on their map contract right now to do work.

Ms. Suchsland stated it is very confusing.

Vice Chair Mifsud stated that's the understatement.

Chairman Steiner stated not only confusing but there's no trail. Where we're trying to pinch pennies and keep increases down and so forth. It's essential that we are paying for things that we should be paying for and getting people who should be paying, taking over the things that we shouldn't be doing.

Vice Chair Mifsud stated I think we could put something together that shows what we're currently doing, maybe in one color and then what we should be doing in another color, whatever that looks like Jay and Chalon, and bring it back to you.

Vice Chair Mifsud stated if I could see something that says this is what we currently take care of. This part of it is the enhanced landscape and will go away if we decide that we need to cut costs somewhere and make up the difference.

Mr. Soriano stated I can pull that from our map so it's a little more detailed. We already have a map for things like cutting and plantings. Irrigation is going to be a lot tougher because irrigation runs through whether we use it or not. It's going to run through certain areas. I can't irrigate our areas without running through the right of way areas and keeping pipes there. So, it's not like we can cut stuff out. It's going to stay there so that maybe we have repairs on those properties, things like that. That's just going to be the way that is. So, the irrigation map would be tougher. But as far as where we cut and maintain on a regular basis, that's easy to take what's already contracted, cut out those areas and show you that we cut this grass every week during the summer and twice a month during the off season. Kind of pull all of those areas out.

Chairman Steiner stated yeah, because I've got a feeling we've got as much confusion when you start going down the other way towards the schools.

Mr. Soriano stated oh, yeah, it's the same way. We don't own much over there at all.

Chairman Steiner stated but how much work are we doing over there?

Mr. Soriano stated we do it the whole road the same way. That's actually one that we started on a long time ago is working with the apartments and even Briar Oaks because we've

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had issues like trees. The trees would be completely on their property, not ours and they wouldn't want us to cut down dead blackjacks or something like that. But they're not ours. We're not going to spend thousands of dollars to remove a tree, that's sitting in your property.

Vice Chair Mifsud stated over in that area, where does Double Branch's obligations start?

Mr. Soriano stated the other side of the ramp on 23. It's a lot less. Theirs is a little easier. They do have a lot more ownership on the side of the road than you guys do. But they still have the same deal. I mean, there's a county right of way between the sidewalk and the road that's not actually theirs. We cut that, so we're going to irrigate it. It's also where we constantly put new bushes and plants and replace things. But that's not their property. But that's definitely one where you have grass over here on this side and bigger stretches of grass than what you guys see here. We're going to cut that because that's theirs. Well, from the sidewalk to the road, though, it's not theirs. It wouldn't make sense to leave that growing long and wait for the county to come out. So theirs is a little different, but it's still the same problem. They have a lot of areas that's not theirs and the county doesn't help them with it. They expect you guys want this done, you're going to do it. That's your enhanced landscape. That's the idea of what you guys build here and what you want.

Chairman Steiner stated I think it would be a good idea if we could get something to show what it is we're doing now and who owns what and just so that we can at least have answers in case people ask question. I know I've found a lot of new information. When we get the engineer's report with all the photos, all of the areas there that I wasn't aware that we had with some of the lakes and the outflow areas and so forth.

Ms. Giles stated we can do that. Again, this topic has two phases to it, so Jay's going to bring that one back. But the other side of it is the engagement letter with Carl's office. So, we're going to continue with that and see if we're willing to accept the termination letter from South Village. So that I do need a motion on to ratify the engagement letter.

On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the engagement letter with Stearns Weaver Miller Weissler Alhadeff & Sitterson P.A. was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

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There being nothing to report, the next item followed.

**B. District Engineer**

Ms. Giles stated I know Jay is still working with Alex on making the correction to the engineers report. They've traded emails, so that's not completed yet, but at least Alex is aware of that. Jay, anything to add to that?

Mr. Soriano stated yeah, they actually sent me some I haven't finished reviewing. But that was the start of all of the bullet points that I had had that big list of 20 some pages of things that had to come out. So, I haven't finished reviewing it yet, but as long as that meets all of those bullet points, then that's what we accepted and that he put on the file. That's just the first start of the report. I've already got it set up with him to do things like report on a monthly or quarterly basis for sections of, say, sidewalk and then what they'll do is they'll update that report. But the acceptance of the first one, I just wanted all those pages of the multifamily unit areas, the roadways that are right of ways that are not owned by the district. Those things shouldn't fall under our report.

Ms. Giles stated whenever that's updated, we'll get that to you.

**C. District Manager**

Ms. Giles stated I'm happy to report all five current supervisors either don't have to do the ethics training or have already completed it. You shouldn't get another email from me, but January 1st, it starts all over again. If you want to email me and let me know that you've completed it in the year of 2025, at least there's public record that you said you completed it. But you will report it on your form one in July when you do that.

**D. Operations Manager**

Mr. Soriano stated we've had quite a few community events. We had our last movie on green last month. We also had our virtual Turkey Trot. Now, this one's gotten kind of small. We only had about 10 families involved. One thing that happens is I think they get bored doing the same thing. We've been doing this one now for a few years, and it's free. They can sign up, they can take their time. It goes for about two weeks where they kind of hunt down these turkeys that are hidden throughout the neighborhood and take pictures and send them to us. It's fun because

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they post things and send everything to us. But, there's no registration and sign up. So, after a while, I think things start to fall off and it might be time to inject something new in there for the Turkey Trot. We have our Coca with Andy Claus. The tennis program last year kind of took over our Christmas event and did a great job. They brought in a lot of their volunteers, and then also a lot of our families, which helped build everything up here. It was nice because I didn't have to worry about Santa Claus. So, they did a real good job, so they wanted to do it again this year. This is next Thursday, this room. Just to remind everybody, we'll send out an email. Reminders of things like the Andy Claus, but also you have the resident run Christmas parade. They want to use our parking lot to stage everything. It will cause a little commotion going up from here to the high school. That is next Friday the 14th. Then our next big event will be Polar Plunge. Usually, I set out in February when our water is as cold as possible. Some days we have some nice 80 degree polar plunges. But that's the coldest time I can pick out of the year. So usually, the first or second week of February. Just to update everybody with swim team, everything's out, back to normal. Swim team has kind of stopped. It is a little too cold for them. I mentioned last month that they even asked about bumping the heaters up, but that's not something we want to do. We didn't discuss that in the past. We keep the heaters set to 76. When I go out to the water, I get a picture of the thermostat every day. They're doing great. So, the day after our last meeting, everything is up and running. It's been heated since then and they're doing good. These heaters are working well to where even during that cold snap they have run the pool 24 hours. So, they're working the way we want and keeping that pool at 76. We've had two deliveries right about \$4,000 in gas right now. So, they kind of fell off, asked to take off, which I told them was perfect because we were planning for December and then we will close down in January and February like we have in the past. We will pull the covers and just stay heated mildly so that we can pull it back in March, and open up for all the adults. So, in March they may actually come back and do their year round swim program. They had two months of registration. I kind of worked everything out for them. But then in March they'll have a list of rules for helping with pulling covers on and off for practices, things like that. That way we can heat that last and not lose a lot of energy. I'm hoping to keep our gas costs pretty low this year with those heaters working well. I'm still waiting for at least two more quotes. I reached out to quite a few companies. Space Coast Fire, one of our old contractors sent us and Cintas to get a another quote for our fire sprinkler system that has to be redone. A lot of our heads and a lot of our piping. This was a big

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eighteen-thousand-dollar emergency quote that I do need to have on file because that goes to the fire marshal. This was something that was noted in one of our last inspections. It was just this is a 20-year-old system so it is time to replace a lot of these things. But I didn't want to be stuck with that one quote. So, since it wasn't something we had to have right now I did reach out, I just haven't had any luck with actually getting people out here to give me a written quote yet. We are in a busy season, but I would like to have at least one, if not two more rather than just the one we have at hand. Especially at that rate, I don't want to just jump in and spend that much money. So as soon as I get those, I'll share with you. That is something I'm able to move forward with because it's the fire system. Just a quick update, you guys have seen all the painting going on. They've been working this last month. They have until the second week of January under our contract to get all this done. I've talked to them with the weather here and there has been some cold days. It'll slow them down, but they're doing pretty good working their way up the building. But then we also have some roof work going on. So, there's separate contractors that are coming in. The roofers will come in and do some caulking and sealing along the chimney areas and they're going to be out there painting. They're also going to do some of the work for siding and flashing for me, some of the stuff that is rotted on the dormers that were not part of the shingle work. The roofers last year, they didn't touch the metal roof or anything. They just did all the shingle work. So, there's some stuff that needs to be replaced. These guys are going to take care of that job for me. So, we have three projects going on here with painting the whole building, the roof, ceiling and then wood replacement with that to. Hopefully we'll have it all done by the end. The last thing would be updating you guys on that column with Deerview. The county did like the idea of working with us and working to pay for everything. So now it's just the ease of which direction they will go whether we take care of everything and we contract with the foundation repair company. The reason we couldn't do it before was the indemnification portion. We're not accepting any liability for something that's not even on our property. It's kind of the right of way. The county had mentioned they could work with their lawyers and our lawyers to just do a hold harmless and allow us to do the work and we pay. If that doesn't work out, then some way that we're paying them, and they contract directly with that foundation repair company. But either way they were good with working with us, so they could get that repaired. We're paying for it whether we pay the county or we pay the vendor, and they give us some kind of backup so that

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we were protected. So now I'm just trying to finish that up and figure out which direction on the legal side we work out with them.

Vice Chair Mifsud stated for the pillar, do we have a timeline?

Mr. Soriano stated no, I've just given them all the paperwork to let them look at it and figure out how they want to go, the public works department, and then hopefully they'll respond to me in the next couple weeks of what the easiest way is whether it's we pay them or they just give us some legal paperwork from Courtney to Mike's office and say you guys can handle this portion and we'll have a hold harmless so that you're not left holding the bag on what happens on the right of way.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments / Supervisor Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Ms. Giles stated our next meeting is scheduled for January 13th here at the same location.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

Signed by:  
*Marlee Giles*  
A38999D0EDC14F4...  
Secretary/Assistant Secretary

Signed by:  
*Michael Steiner*  
FFB7F02090414F7...  
Chairman/Vice Chairman