

**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, **January 13, 2025** 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
Shawn Bland <i>by phone</i>	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience members present, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

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

Ms. Giles stated in your agenda package are the minutes from the December 9th meeting.

Unless there's any corrections or changes, I just look for a motion to approve.

January 13, 2025

Middle Village CDD

Chairman Steiner stated one change with the word bridge to Ridge in reference to Chestnut Bridge. Page 18 of the minutes.

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

Ms. Giles stated on page 32 are your financial statements as of November 30th. Then on page 44 is your assessment receipt schedule showing the District's assessments are 100% collected. On page 46 is the check register for the month of December in the amount of \$393,853.83. The general fund is a little bit higher than normal, but I see on the check register it's for the FY25 debt service assessments that were collected into the general fund and then paid out. I see no unusual variances with the check register. Unless there's any comments or questions, I just look for a motion to approve.

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

FOURTH ORDER OF BUSINESS Discussion of Assessment Methodology

Ms. Giles stated item four is discussion of the assessment methodology that I emailed to the Board earlier today. There's a hard copy on your table there. Just as a reminder, last month we started talking about how Middle Village is assessed and you guys asked us to bring back some numbers if we changed the assessment based on product types. So, that's what you have there. Page one is a scenario if the single family was assessed as 1 ERU and the multi family were all combined as a product type assessed at a 0.75 ERU. You'll see that the bottom table shows what the reduced amount would be and then what the increase would be by product type for just the high-density multifamily aquatics. The second page is if everyone was assessed the exact same. So that yields slightly different numbers with single family being reduced more and multifamily aquatics having a greater increase. I don't think that's the scenario you were necessarily looking for. But either way, we ran the numbers both ways and we can run the numbers however you want. You can just tell me what you would like, and we can run the numbers that way. But once the board decides on how they want to see the assessments broken

January 13, 2025

Middle Village CDD

out, if the board decides that, we'll schedule a public hearing in conjunction with the FY26 budget and we'll take those steps moving forward.

Chairman Steiner stated the ERUs, there's a percentage next to it. That comes from the methodology report.

Mr. Eckert stated yes, the percentage is usually included in the methodology, but the percentage is really just a reflection after you run the assessments through the ERU calculations and then it yields those percentages. But those percentages don't drive the methodology.

Chairman Steiner stated so if we would take this and drive it down to looking at minimizing the increases, making all of the multi-family units being alike. We don't have three classes, basically commercial, single family, and multi family. I'd like to see what it looks like using the current budget as an example so that we can compare that to some ideas. I'd like to get the value, or the assessment assigned so that we're impacting as few of the units as possible from the current state. I had run some numbers and got it down to where we were looking at single family being around 42% and the multifamily being around 49%. So, I think if we can get down using the current numbers as a means of validating, we can see what the impacts are on each of the groups.

Ms. Giles stated yeah, I can do that.

Chairman Steiner stated from what I'm looking at here, they're still kind of high. But there is another document that is used to develop out the numbers that are on this page. Is that methodology report online?

Ms. Giles stated I don't think it's on your website.

Chairman Steiner stated is there a possibility that we might be able to get a copy of that so we could get better understanding of where that information is coming from and how it's broke down?

Ms. Giles stated I can send it.

Mr. Eckert stated it's public record. Even if it wasn't, you're a board member so you get to see it. I'm sorry I wasn't here last meeting, but the initial decision point from the board should be to give direction to staff in which way you want to go. I think what I'm hearing from the chair is that he probably would like to see some further analysis. If we're treating all the multi-family units the same and all the single-family units the same, which they are now. But that between the two of them there would still be a distinction, which is kind of like the first page. But I think

January 13, 2025

Middle Village CDD

what we need to do is we need to go back and look at some of the benefit issues in terms of how much use from things that are maybe far away from multifamily or far away from single family, you know, some of those types of analysis and then come back to the board with something that is that type of a structure. But perhaps the ERU values on the multi-family may change. So that's what I think I'm hearing. But it's obviously up to the majority of the board which direction you'd like the manager to go and the next step of the analysis.

Chairman Steiner stated I make a motion to ask staff to do two things. One, do another run and as part of that, if we can get the board access to a copy of the underlying document so we can see how that's all put together.

Ms. Giles stated do I need a motion or just direction?

Mr. Eckert stated just direction.

Ms. Giles stated any other board discussion on that?

Vice Chair Mifsud stated I don't have any. It's a lot of information.

Mr. Eckert stated we won't have to make any decisions on this till probably June. So, I think what we'll try to do is keep refining it as we get towards our budget season. I think that would be the goal.

Vice Chair Mifsud stated just for my own clarification, the multifamily aquatics, those are the units that have their own pools, their own aquatics, is that correct?

Chairman Steiner stated it's basically the units down here at the far end. In the Jennings Point area there they have a small aquatic pool.

Vice Chair Mifsud stated so those units have their own, these 740 units.

Chairman Steiner stated with that, keep in mind they had the pool, but we did not restrict them from using the District's facilities. So, they basically have a pool that we can't use and they have access to our pools. So, yes, they are paying for that, but that's a decision on their part.

Vice Chair Mifsud stated would there be a scenario where they could opt out of using our facilities if we change the methodology?

Mr. Eckert stated we could do perhaps like a different assessment area that did not include them for recreation, but they contributed to the debt side of that. So I think it'd be very hard to defend that. So, I would suggest you not go down that road.

Vice Chair Mifsud stated I wonder if they choose to.

January 13, 2025

Middle Village CDD

Mr. Soriano stated the other part is figuring out what we were talking about earlier, that benefit of what they get and what they don't get. So, you mentioned a distance away from something like the playgrounds. Many of them that they wanted to use. The playgrounds that are single family areas, they're pretty far left. So, when we look at if they don't get enough benefit of that, that brings down that percentage of the 1 ERU to something else we pointed out at 0.75. There are other things besides just the pool. That was just one thing that we pointed out there. But let's say that they decided they didn't want the pool. They still benefit somehow in that they have the ability to go to those playgrounds, they have the ability to go to your gym. They have the ability to attend those community events that everybody pays for, to have parties at the pool or see Santa Claus in this room and get food and things like that for low or no cost. So, then we would really have a hard time trying to figure out what that percentage is. If we were just to strip out one section of the pool. It's a very big section. It's just still only one section of the recreation.

Chairman Steiner stated I just wanted to point out something. What we have are five different classes that are in the current configuration that we assess, so they pay different amounts towards our operations and maintenance. What we're looking to do is collapse those multifamily units to a single category. That would make everybody in multifamily equal. Those that we have given discounts to have all the rights that you have without losing anything from not paying the full amount. So, it's just trying to get things more equitable. The O&M and debt service is collected through Clay County. The part we're talking about is just the O&M part.

Ms. Giles stated I'll work on that. I'll send that out and I'll send it ahead of the next meeting. If you have any questions about it, just give me a call. I think we can run the numbers however the board wants us to.

FIFTH ORDER OF BUSINESS

Discussion of Termination of Interlocal Agreement with South Village CDD

Ms. Giles stated the Chairman met with special legal counsel and we're going to defer this item.

Mr. Eckert stated that is my understanding of what was requested, for one month. The Board will revisit it in February.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

January 13, 2025

Middle Village CDD

There being nothing to report, the next item followed.

B. District Engineer

Ms. Giles stated I think Jay's still reviewing the changes to the annual engineer's report. He's also updating the engineer on some of the items they've corrected. He'll get that report back out to us.

Mr. Soriano stated we can send that out by email. Once I make sure everything's to the points that we said, we don't own this, that's just the first step. If you notice, it's not on this report because we were doing it the last couple weeks, but we've got a lot of sidewalk grinding that you might have seen out there. That's the next step. But getting posted that original report that had the corrections, they've already kind of sent back to me, I just have to finish review and make sure all those things are taken out. Then I'll forward it by email to you guys, but we'll post it online. That'll be the start of that report. All the new things that we're doing, I'll work with them over the next couple months to make adjustments to how this has been taken care of and they'll report this has been taken care of. And then the next quarter we get another bunch of items that will not cause things like that. But the start was just what you guys wanted to see was what we accepted as ours.

C. District Manager

Ms. Giles stated I just have one thing for you. Everyone completed their ethics training prior to December 31st. I thank you for that. It's a new year. It's a new calendar year, so feel free to do your ethics training for calendar year 2025. I have a spreadsheet now if you want to email me that you completed it. I can help keep track of it a little better. So, I know how many times to remind you to complete it. Jerry, you didn't have to do it in 2024. You'll have to do the ethics training now, so I'll keep reminding you guys until you tell me to stop.

Mr. Eckert stated just one thing on that is you may want to wait till after May. The only reason I say that is because the legislature will be in session and if they were to make a change mid-year and you already took it and then they come back and they say okay, now you take this specific course, you might be taking more. So, it's up to you to decide, but it's unlikely that they'll do something. But stranger things have happened.

January 13, 2025

Middle Village CDD

D. Operations Manager

Mr. Soriano stated we have had some community events that passed since the last time I saw you. Our Cocoa with Claus event went over well and I'm going to give you guys a tentative calendar for this next year. They've asked to do it again. So, this will be the third year tennis has basically run it. It is kind of nice because we have a lot of built in volunteers with our tennis program. So, it makes it easy on me. I have less staff that have to deal with everything, and everybody really likes our Andy Claus so the kids really enjoy it. It works out pretty well. I think we ended up having a very small group this year just because of timing. We have had Santa Claus events where we would have four or five hundred people in this room. Just a little bit over 100 some people but they really enjoyed everything. It is something we keep low cost, so we only charge a couple bucks. But that goes towards cookies and the hot cocoa bar that we do and everything that we can't get a refund for. So, when people don't show up, we waste a whole bunch of cookies. So, this year actually worked out pretty well because we were prepared for a smaller group and it kind of met our needs. They've asked to do it again, so we put them back on that calendar. This is a tentative calendar for this next year. We do movies just about every month. In fact, this year I'm trying to add in a couple extra movies. That's because you guys did add a little bit to the special events line. So, I would like to make sure we use that up. The movies are one everybody seems to really enjoy, whether it's the dive-in movies at the pool or the movies we do out on the green, and that's also one that doesn't cost a lot. I don't use a lot of staff. That's usually setting the screen and the audio up. I stay there all night, and break everything down at the end. I might use one volunteer from high school or something like that, or one of the lifeguards. So, I don't really use a lot of staff. The most we have to pay for are the things like the licensing fees. Everybody forgets that it does cost quite a few hundred bucks every time we show a movie. So those things are normal costs. There's a note in the top corner there about HOA involvement. This has been something I've talked to the HOA about before past and they've been excited to say they would like to do some community events. They've just never really agreed to it and jumped in and did anything. They have a lot of money.

Chairman Steiner stated which HOA?

Mr. Soriano stated I'm talking about the master HOA. They have the biggest budget they can collect from the sub associations and it's more administrative. It really doesn't go to anything that they have ownership for. So, they had talked to me about that in the past. If you recall, one

January 13, 2025

Middle Village CDD

year they donated some painting powder coating for our swim team blocks. I believe it was probably because somebody had family that was on the swim team. So, it was a little directed. But that did amount to \$800 that they paid for something for us. So, I would like for them to help out more. They talked about it. I just don't know if it'll actually work out with maybe a summertime picnic party at the pool, things like that. But I would like to see a little more involvement on their side. So that's why that note was there. I'm going to see what I can do. I would like to see a couple more of those community events this year than we had in the past. Now, this is tentative. I go through with all this the staff, and we pick out movies. Last week we were getting pricing for all the movies in May right now because the number of movies via Spy Kids theme we do this year. The last three or four years we've kind of had a running theme throughout the year. There's about six of those movies. So, it'll kind of match up to what we do and we'll get a discount on the license if we buy them together. So, once we get those finalized, we'll put this on the website so everybody can see at the beginning year what the tentative plans are for that.

Vice Chair Mifsud stated what are the asterisks on some of the items.

Mr. Soriano stated I think that was really just concern of the date. So, the polar plunge. We wanted to make sure that we weren't conflicting with anything. We do that one at the Double Branch pools. We try to coordinate with everybody. Same way with the pumpkin plunge. Because then we also get complaints that we do this event, and my kids can't attend because we have big flag football or soccer championships going on or something like that. Or every year we have a big tennis tournament. So those were a couple that we had questions about on the dates that we reached out. I think last week they got word back to just about everything we picked out. We also try to do a matchup to the movies or the food truck nights. At Double Branch, the night they actually have food trucks, we just move them from one parking lot to a parking lot next to the pool so that everybody can be right there for the dive in movies or the movie on the field. Here we actually have separate nights because when this side does their food truck night it's done at the roundabout. It's not really done here. So, we do a separate night here when we do dive ins and we bring four or five trucks who sit up here separate from what's going on at the roundabout. So we try not to compete. We want them to have their roundabout night and then a separate Friday we would do our stuff. I think she did double check last week and everything was good to go. But we'll make sure we send out an updated one once we finalize all the dates. Then moving

January 13, 2025

Middle Village CDD

on for the aquatic side I did want to remind everybody our pools are closing. So, January and February we cover the pools and we don't have any lap swimming. The main reason for it is it's just too cold. It's been colder this last month than we've had in many winters. So, we've used more gas this year so far than we have in any years past. So, we were ready to kind of turn them down. I usually am lenient that first week of January. So last week we did have a couple days where we were open. As we got to the end of the week when it got really cold, nobody was out anyway, so we just kind of covered the pools. A lot of times I wait till tonight so that we can remind everybody publicly that those pools are closing for two months. We turn the heaters down to around 60 degrees just so we don't have to do such a high jump when we pull the covers back. But then we'll go back up to 74 degrees in March. We'll also have our new swim team starting practice back up in March. So, March we'll be ready to uncover the pool, get back to a little pre spring swim. I was given a couple dates for the CPR class. Although I was glad that we did not include on your calendar here if you want to write it in. We have a date, the 25th of January was for a community CPR class. We picked out three dates that we wanted to advertise to the community. Our aquatics director runs this. But the biggest problem is trying to kind of line up the dates with dates she's able to teach and dates she's got other things going on besides working or family. We don't have enough people interested on those dates. So, two of the three dates have already gone downhill. So, the 25th is the only one that I have currently that we're going to put on that schedule. But I will send that out. We did this last year out of three dates. We only had enough people signed up to make one. We had to kind of push everybody together. So, at the moment we're only advertising one. Hopefully we'll get enough people. We do these classes constantly for your staff. So, we get the young kids that go through CPR and first aid, things like that because of lifeguarding. Now this is a different level. This is not the rescuer type CPR, but it is still a certification that I want to be able to offer to the community because we did it last year and had a small turnout. So we'll do that again. We'll kind of add that into that calendar. Moving on, I got a couple of updates for you for the maintenance side. So, about a week after our last meeting, I did get a shipment in of our playground items. If you recall, we made this order and I warned everybody it's supposed to be quick ship. So, we had a real good deal because you guys were actually making a purchase at the same time your sister district was making a purchase. We're getting two of these units, which is spending a lot of money as a company we buy from pretty much every year. On the other side, this will be your first one. But

January 13, 2025

Middle Village CDD

this was supposed to be a quick ship within four months, and it took about seven months to get this. But after that meeting I got a call saying, your products are ready to be shipped. They're sitting in the warehouse in Georgia. So, on the day before Christmas, we're actually unloading the truck. So, I have the unit here. We've already started doing repairs for the Double Branch side. We started that last week, taking everything down, kind of getting everything ready. We have to make sure everything is in the right areas and then they'll put that unit together and make sure everything's ready to go for the kids. Then we'll move over here to your side. So, Deer View was the first one we were going to take care of so we'll see that this next month. We'll send an email out to residents with a picture and we'll ask them to stay clear of the area. But we'll have to take down all the broken or damaged pieces, things like that, and then go through putting everything back up with the duty. I did get three companies scheduled to come out to give us quotes. If you recall, I was given a repair quote of about \$18,000 to replace a lot of our 20 year old sprinkler heads. So, we have two fire systems in this room for the whole building. There's what's called a dry system and we have a wet system. The wet system has multiple heads that need to be replaced. So, our contracting company that's here doing inspections on a quarterly basis and then our required annual inspections that go to the fire marshal gave us that hefty repair bill for those heads. We are not required to stay with them. So, I did let them know I had reached out to a couple other companies just to get competing quotes. Because of the holidays I really couldn't get a lot of people in. I had one company that came and the others gave tentative dates. But all three have promised me written quotes this month so that I can go through them. Depending on pricing I'll work with the chair to move forward because this will be kind of considered an emergency. I do have to have that repair moving forward. It's not something we can say no we can't do. We have to eventually do it. But luckily, it's not something that has to happen tomorrow or anything like that. It's not that big of an emergency that I do have to move forward. So, if we're in between meetings I will work with the chair to get approvals. But I didn't like the \$18,000 so that's why I was reaching out to somebody else. The painting just due to the weather, you notice are not working today. They were supposed to be done by contract by this week, second week of January. They gave me plenty of notice and let me know, today's been too cold. We've only worked three days of the five days this week. So, all along the way they've stayed in contact with me by email. So, we're moving up to the second week of February, we may be later than that depending on what the weather tends to do. We're using some really nice

January 13, 2025

Middle Village CDD

paint. We've been out there, everything looks good. But you're talking about two-part epoxies on a lot of things. You can't paint below 50-degree weather and you can't paint when it's raining. So, depending on the weather it slows them down anymore. They are trying to move as fast as they can. They've got a good amount of building done from here up. They are starting to replace some of the rotten wood around the areas. If you've been outside, you'll see some of our roof boards are all new. So, I'm looking at February right now.

There is one update that's not on my report. It's just due to the timing. The county finally got that to me last week. I talked to the rest of our staff as far as what the process is going to look like. The county has given me a couple options. They can deal with Alpha Foundations themselves, they're not sure. It's ultimately up to the directors and the county lawyer which direction they want to go. But the public works department and the right of way coordinator had two options for me. Either they deal with Alpha Foundations themselves and then we pay back the county, or they give us a hold harmless agreement that Mike and the county lawyer would work on. They have asked for me to go through and do a right of way permit. We're doing work on their property. Once that's cleared, they don't make the decision which way they want to go. But either way, that's kind of good news for us that we'll be able to get the columns straightened out. We're still paying for it, but if you remember, it was only \$3,000. So that was the plan and that will hold. Ultimately, they're not digging that pipe up and that's still the plan for what they tell me. In fact, the right of way coordinator didn't know that that pipe has not been fixed, and the plan submitted. They've got plenty of pipes in the county. So, it's not something he was even aware of when I sent him the pictures. So that was last week. I'll keep everybody updated as far as when we get the permit approved. But then the final step, whenever the county lawyer decides the best way with Mike, we'll go from there. The only other thing I did want to give to you if you need help logging into Bamboo is the company that does our payroll system for any kind of IRS reporting, getting your W2 information, things like that this year, give me a call and I'll make sure you can log in or if I have to reset a password for you. But I wanted to give you guys these. These are your payroll dates. This is just for supervisors. Our district employees actually have an alternating pay date because you guys only get paid once a month compared to our district employees, which get paid every two weeks. So you'll see when the period starts, when it ends, and then the day you guys actually receive that through direct deposit. So that's when it goes into your bank account. Most of the time it's there that Thursday night before when you check your

January 13, 2025

Middle Village CDD

bank. Outside of that, unless you guys have any questions on maintenance items around the neighborhood, that's it for me.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for February 10th here at the same location at 2:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Manlee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary

Signed by:
Michael Steiner
DCEE675503EA40D...
Chairman/Vice Chairman