

**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, **February 10, 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

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Triston Cottrell	S3 Security

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

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

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the January 13, 2025 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated on page seven are the minutes from the January 13th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

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On MOTION by Vice Chair Mifsud seconded by Ms. Arnau with all in favor the minutes of the January 13, 2025 meeting were approved as presented.

Ms. Giles stated the financial statements start on page 20, and they're as of December 31, 2024, and the assessment receipt schedule showing the assessments are 94% collected is on page 32. On page 34 is the check register in the amount of \$146,683.27. I see no unusual variances with the check register or any of the financials. Unless there's any comments or questions, I'd just look for a motion to approve.

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

FOURTH ORDER OF BUSINESS Discussion of Assessment Methodology

Mr. Eckert stated I'll give you an overview of the law and special assessments first, and then I can go into the report that's from 2012. In order for a special assessment to be valid in Florida, it has to meet two tests. One is the property must receive a special benefit; and two, the benefit and the costs to pay have to be fairly allocated among the benefited properties. Basically what that means is your property has to have a special benefit and you have to be treated fairly compared to your neighbor and other people who are also paying that assessment. In this particular case, we have a methodology that includes both residential and commercial properties within the boundaries of the CDD. What you have in front of you from September 4, 2012 is an operations and maintenance assessment methodology that was adopted by this board almost 13 years ago. It's a little bit old but essentially what you see is the operation and maintenance assessment methodology tracks with the debt assessment methodology. The debt assessment methodology is developed when we sell bonds, we must repay those bonds. The way that we repay those bonds is by levying special assessments on the properties within the community. We collect that money from the community, then we send it to a trustee who sends it to the bondholders. So, the debt special assessment methodology determines how the debt portion is allocated among all the properties within the community. Most districts just follow the debt assessment methodology for the operation and maintenance assessment methodology. They do that just simply because usually we validate our debt assessment methodology as fair and

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reasonable in meeting the criteria set forth in Florida law. If you just follow the same methodology for O&M, you can make the argument that the court's already seen this, and they've approved us going with this methodology. However, one of the things in Florida is you as a board have a lot of discretion. You don't have to follow that methodology. You can change it if you think that the benefit is different based on a maintenance cost versus a construction cost. In this particular case, in 2012, the board made the decision, we're just going to follow the debt assessment methodology.

So maybe what we can do is I can walk you through this methodology a little bit and answer any questions I can on that. Let's go ahead and just flip to the tables. Table 1 just lists the number of units within the community at that point in time. There were 3,161 residential units and 330,000 square feet of commercial space. I think over time those numbers have been adjusted, and your district manager has been adjusting them on an annual basis as needed to reflect what's actually included within the district. So, I think when you see a revised methodology probably in April or May of this year, you'll have the updated numbers in there. They're the ones they've been using. So, we don't have a problem that we're going back and trying to fix. But I want you all to understand these unit counts, I think, have changed slightly over the years, and that's not uncommon. The second table is table two. That's basically just the general fund percentages allocable to each of the different product types. But that's not really the methodology. That's just talking about how many units are there and what percentage under the general fund they are responsible for. If you could also look each one of these tables, it references the engineers report. So, let's flip to Table 3, which is on transportation. The district used bond money to fund roads within the community, and those are within transportation. If you look at note three, it says total roadway entry features construction cost from England Thims & Miller, Supplemental Engineer's Report number five, dated August 28, 2012. That's the \$9,819,075 number you see there. If you look up in the chart, that's the total construction costs that were allocated among all the different types of units within the community. So again, this \$9 million number is not an operations and maintenance number. It's based on what we issued the bonds for and how much we thought transportation cost were at that point in time. So, when we get to table three, which is on transportation, Table 4, which is on water and sewer, and Table 5, which is on stormwater, those are all rolled up into Table 6. Again, when you look at Table 6, we're still talking about your debt assessments and the construction costs that are allocated to

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debt assessments. The reason that we're still talking about that is we're trying to come up with the percentage to allocate to each one of the different product types. You'll see that all the way in the far right on Table 6, that's the percentage that each one of those product types gets from the O&M budget that's allocable to water, sewer, stormwater, and transportation. Then finally, you get to Table 7, which was dealing with parks and aquatic facilities. There were two reasons that it appears that they were broken out differently than transportation and utilities. Number one is that commercial properties don't pay any assessments for the amenities because they also don't get recreation passes to use the amenities because they're not a residential product type, so therefore they are not allocated any portion of the operations and maintenance expenses for the parks and recreation facilities. That was a decision that was made back then. This board has the discretion. If you ever wanted to change that, you could change it. But it'd have to be a program that was somewhat fair, and it would add more load to your amenity facilities as well. So, I don't think anybody's recommending that at this point in time. But just understanding Table 7, one of the reasons it was necessary to treat it differently is because commercial doesn't get any benefit from the parks directly. The second thing that's different on Table 7 versus some of the others is we have single family residential get one ERU or one benefit per unit, multifamily townhomes, one benefit per unit, multifamily high density, one benefit per unit, and then multifamily high density with aquatics gets 0.7 units of benefit. That's the issue we've been talking about over the last few months on whether or not that actually is something that we should continue or if it's something that should be adjusted. So that's the reason why you see Table 7 and it's different than the rest of them. When you get into Table 8, that really is going to get into how that's all split out between the product types. So, table nine is really dealing with the budget at that point in time and then what percentages each one of those product types would pay.

I think the bottom line that I want the board to understand today is just the general test is that it has to have a benefit, and the responsibility to pay has to be fairly allocated. You have a lot of discretion how that's accomplished. Some people would argue that including the percentages from the bonds funded for water and sewer, which has since been dedicated to the county, so maybe we shouldn't take that into account anymore. Maybe that shouldn't be part of the process. Or maybe it should, because if you look at the entire program, what it took to create the district and to maintain the district, if you stay with the debt method, you can justify it that way too. So, I think either one of those is defensible. But I think really what we're trying to look

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at is if we use this same methodology and didn't change it, except for changing the ERU factor for the multifamily with aquatic to one to match everybody else's. That's the chart that I think that Marilee has provided to you to look at. Obviously, there's other changes that the board could make in this. I have some districts where every unit is the same across the board, period. In this particular case, you could probably revise the methodology to just take into account the benefit from stormwater, which is different for product type. Disregard transportation, disregard utilities, and then look at landscape and parks and amenities and come up with a methodology that was just based on those if you wanted to. But the only change that has been made in the chart that was provided to you, the last chart, was just changing everybody to have the same benefit from the amenities and parks. I think that at this point, I'll turn it back over to Marilee, but happy to answer any board member questions either now or after she goes that chart.

Mr. Bowen stated the daycare centers, is that part of the commercial?

Mr. Eckert stated if it's within the boundaries of the district, it would be considered commercial and it would be paying based on how many square feet are in any area.

Mr. Bowen stated are they getting any passes to come and use the facilities.

Mr. Eckert stated not that I'm aware of.

Mr. Soriano stated they have in the past. I wasn't here when we did this part, and we actually zeroed them out. So, I've been approached by commercial over the years. You're talking about maybe a total of four that have private owners. Not a bigger business, an investment company. I've been approached by four between both districts that we've given passes to just the owner, and it was set up the same way. It was for the owner and the family. The owner and the household. So, it wasn't for the whole business. We were pretty strict on that. The one I've gotten beat up the most, they were tough on staff about it saying we pay our fees too, is the churches. The churches actually allow a lot of the pastors or priests to be able to use the facilities. So, we have done that for about 4 or 5 over all the years that I've been here.

Mr. Bowen stated but it's not something that's continuing?

Mr. Soriano stated no. So, you don't get them for businesses like Publix, the car wash or anything like that. Most of the daycares on your side I don't think any of the daycares have them. It's actually the daycare on the other side, your sister district that has access. She was a homeowner for many years when she first opened up that business. So, it's a little different argument.

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Ms. Giles stated you have a table on your desk there and I highlighted Table 7. If we change the ERU factor to 1, currently it's a 0.7. So, if we change that to a 1 on Table 7 for aquatics, on the last page of that I highlighted the changes that it would have been for this year's budget. It reduces single family, multifamily, and multifamily high density by \$23. It would increase the multifamily high density with aquatics by \$77.

Mr. Eckert stated that's per year, not per month.

Chairman Steiner stated the key thing that I think the intent to look at this was that the units that have aquatics are getting a discount to the amount of money that they pay for the parks and our pool. The rationale at that time I believe was that if they had their own pools, they're not going to be using this one and through our high-level viewing of that, it doesn't come to effect, and they don't lose anything. In other words, if they had the aquatics, we didn't take away pool access to the main pool that everybody else is using. That was the intent to try and focus in on that product types to make it more equitable across all the board. That was the original intent which the recommendation or the suggestion that you presented here puts us where we would like to be and not impact any other product types than the ones that we had identified as not fitting into the methodology that is being applied to everybody else. To make this kind of a change, does that require a public hearing?

Mr. Eckert stated it does, but what we would do is we would notice it at the same time as your budget public hearing, which is going to be a public hearing anyway and the one that most people would be likely to attend. So, we would have to do a mailed notice, which we may have to do if we were going to increase assessments anyway to let people know we're making this change. That would go to everybody in the community. That notice would go out in the May, June time frame and then we would have the hearing in probably July, August time frame.

Chairman Steiner stated so if the board was to approve this change, our next action would be to direct staff to generate a new methodology or simply change the existing?

Mr. Eckert stated yes. Unless the board wants us to do something differently, what we'll do is we'll start preparing the documents. You will then see them in April or May. You'll approve them in April or May for purposes of having a public hearing. That's when we mail the notices and publish notices, and then we'll have our public hearings sometime in the summer. So, there's really no action you need to take today other than board direction to staff to go ahead and start preparing the documents for the board to consider at your April meeting.

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Mr. Soriano stated just one thing to point out, since we're doing it with the budget or the plan was to do it together so we don't have to do a lot of different notices and public hearings for the different things. This amount is for just the methodology. So, when we go through and actually make our budget recommendations, that may change the total and what we have to let people know based on what's needed in the budget, whether you guys decide if you need to go up or go down, that still may change the total that we're looking for as part of next year's assessments. Because it's two things. This is a recommendation just based on the methodology.

Chairman Steiner stated and it's based on how the O&M budget will be collected from each unit type.

Mr. Soriano stated yeah and if you did that right now, that's what you would see based on the budget as you see it right now.

Chairman Steiner stated right, the dollars. Not the percentages.

Mr. Soriano stated yes, that's the plan for the methodology. Those percentages would be based on what you want to do.

Mr. Bowen stated are we discussing just the methodology for the Table 7?

Mr. Eckert stated the board can discuss whatever you want to. We were just highlighting what the change would be to Table 7. We weren't highlighting any other changes or recommending any other changes based on what the board said they wanted to do before. But by all means, this is an open discussion. We can have that discussion if there's something else.

Mr. Soriano stated we also have people here listening now and then you're going to have to do that public meeting. It may not be \$23, based on what you do with your budget. The idea was we would do these together so that you would get your notices for both of them.

Chairman Steiner stated if you apply it to the 2026 budget.

Mr. Soriano then that way the total can go out, too, with any recommendations of, say, an increase or we don't have to send it out if it was a decrease, but that total can be advertised after that. What we know is going to be the annual factor per unit.

Ms. Giles stated I think what I would do is run two budget scenarios. One with this change, anticipating that the board may approve it after the public hearing and then a second scenario, if the board doesn't approve it, what it would be like without the change. Because I have to prepare the budget.

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Mr. Eckert stated it wouldn't be on the budget. You still have the same revenues, but one of the components of the budget is the methodology at the end saying which unit pays which amount. So, I think that's what she's saying is she'd run two scenarios there.

Chairman Steiner stated this only applies to O&M.

Mr. Eckert stated that's correct.

Mr. Eckert stated there's nothing on the debt assessment. I would strongly encourage you not to change that.

Ms. Giles stated I think what staff needs is guidance. If you want us to prepare a draft methodology and notice a public hearing, that's just the guidance we would need.

Ms. Arnau stated I agree. I like this one better than last time.

Chairman Steiner stated are you in favor of having them go work this?

Mr. Bowen stated yes.

Mr. Eckert stated I think we understand what our direction is, and we'll bring back something when we approve our budget. That's the point at which we'll have a resolution that will approve the new preliminary methodology, the changes in the ERU factor, and we'll just set those for the same public hearing date.

FIFTH ORDER OF BUSINESS

Discussion of Termination of Interlocal Agreement with South Village CDD

Ms. Giles stated the one update that I can give the board is every year around late January, the beginning of February, South Village reimburses Middle Village for that cost share. I have seen email transactions between the two accountants where that's been initiated, and I'll let the board know when Middle Village receives those funds.

Chairman Steiner stated I would like to table once again any discussion on that letter. Until we get all the issues resolved to understand what our actions could be. I'd also like to open a discussion seeing as we are aware of the potential of that \$36,000 deficit. Again, this applies to the 2026 budget, not our current budget. I'd like to have the board discuss some contingencies that might be done such that we can cover that shortfall if necessary. When I suggested the issue of turning the Oakleaf Plantation Parkway or really all of the Clay County owned property enhancement for landscaping, there was concerns from several folks, and probably would come from residents as well, that there may be a negative impact on property values. So, with that in mind, I'd like to propose some additional items that the board can think about, can we take

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landscaping enhancements and turn them over to the communities? In other words, Middle Village will cover the clock tower traffic circle. Those are things that enhance the entrance coming into the amenities center. The areas that some of the communities are already paying for such as their entrance ways landscaping enhancement. Some of the communities are already paying for this enhanced landscaping. This where they would enhance your property values. If they want to do it, fine. If they choose not to do it, then they are in control of that enhancement. We would restrict the CDD's enhancement to the entrance way where we have planting out in the median to enhance the appeal of this building and area. So, from that standpoint, recommend that the CDD funded enhancements of Clay County deeded areas to Middle Village entrance ways such as the clock tower, bell tower, and amenity center. This limitation also would apply to the residential and school properties along Plantation Oaks because right now we're doing that and while it's not Clay County roads or highways, it is Clay County schools. The other thing with doing this was there was concerns about the slow storm cleanup issue. Is there any reason we couldn't maintain the current clause that's in the landscaping contract such that they would go ahead and still do the removal when needed at our request?

Mr. Soriano stated yeah, we can still do that. Basically, if you're looking to get rid of what the county calls enhanced landscape services is it's our choice to do that extra work because they're only going to cut the grass once or twice a year. It doesn't mean they're going to have any problem stopping us from picking up trees. We're helping them out. We may have to go through and do some kind of agreement, which they've asked us to do before. This has been newer, I've been asking for almost 15 years now to have some kind of agreement for the work we do on their property. But they may ask for that agreement for that. They actually lose out on FEMA dollars and we've talked about that before. So right now, we pick up trees and we do storm work through our landscapers, and we pay extra for that. They lose out on it because they get FEMA dollars. But it has to be done on their time, which means it may sit there when we have a hurricane or anything like that for two, three months for FEMA to inspect first, we have to do all the paperwork and then approve them. We've told them before that we don't want to do it that way, that we'd rather have it picked up quickly. But that means we have to pay for it. So as long as we're the ones paying for it, I doubt they're going to have any problem. It just may be we have to have some kind of agreement to continue to do that.

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Chairman Steiner stated this was a suggestion to offset that concern. The other question I have is I know the groups or the communities that are doing the landscaping now and for those that aren't, there's a cost factor involved. Is there any way that we could do like we do with fenced panels, that with our economy of scale to go do the landscaping work that these other communities or HOAs could contact Middle Village and say could you help us out doing that tip planting and we will reimburse you.

Mr. Eckert stated we can do cost share agreements and things of that nature. I'm a little confused and I just had a couple follow up questions. Number one, people who are already maintaining the entrances that you mentioned, are those CDD owned lands?

Mr. Soriano stated no.

Mr. Eckert stated so those are HOA owned lands. I'm going to put those aside for a second. So now we're talking about having CDD owned lands be maintained.

Chairman Steiner stated no, the property is not CDD owned. But we are doing it.

Mr. Eckert stated this is the county owned property? Because it should not be HOA property.

Mr. Soriano stated no. The entries we do are the ones where they're the single-family homes. When it comes to the multifamily homes like Briar Oaks or Cambridge, they do all the landscaping. We don't own that. Some will be owned directly by the HOA. Some the median is just part of the county right away. But they may own the sides. They have sidewalks going into their gates, things like that. They have landscaping there. So, they want to match it all together. Our cutting basically stops right as we get up to the entry and all their landscaping, we just cut the grass in front of their fence lines. Cambridge and Preserves, we don't even cut grass. They've asked since they're doing their entry, they want to cut their grass. We handle Hamilton Glen, which is the one that looks a little different. Deerview is a big section. We've always done that. Whitfield is a big section, has multiple neighborhoods. Hamilton Glen is about the only one that looks like this little self-contained neighborhood, and we handle the entry. That whole area is a regular single-family-owned CDD property. It's not a like a sub association like the others are.

Chairman Steiner stated what about Deerview?

Mr. Soriano stated Deerview is all ours.

Vice Chair Mifsud stated didn't the HOA years ago try to have an agreement with the CDD about assisting in at least the entrance landscape.

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Mr. Soriano stated not Deer View, not the master association. The one that we worked with was Chestnut Ridge. That's because that got kind of carved out in a weird deal with the county when the first developer went through foreclosure. Originally that developer Chestnut Ridge owned that whole entryway next to Publix. It was not ours. Even though we were maintaining the flower beds, things like that and dealing with irrigation which we found out later is actually hooked to our controller on the inside. But when that developer went through foreclosure and picked up the property inside the fence, the front got carved out. It is now county right away and county owned road. So, they don't have to maintain anything that would fall more like to us like Hamilton Glen's. It's a county owned road but we maintain it. So, it got looked at more like we had to do it. So that's why we've had that discussion. That's the only one that's different.

Chairman Steiner stated on Deerview, is that Clay County?

Mr. Soriano stated Clay County owns the median.

Chairman Steiner stated okay so it's not Middle Village.

Mr. Soriano stated we own the sides of the roads we own outside the right of way, not the median. We don't have medians anywhere. Whether it's your sister district here. The ones in the middle of the road, those are all county right of land. It's completely from asphalt to asphalt. Actually, it's sidewalk to sidewalk. It's all our property. In some places, not everywhere, we own from the outside of the sidewalk to that tree line.

Vice Chair Mifsud stated so at the entrance to Deerview, where the side sign is that lists the different communities who owns that?

Mr. Soriano stated it's county right of way. So, all the landscaping we've done there, that whole median is actually theirs. We maintain it. We've planted all the landscaping there for years. We deal with the sign. It's kind of like how that's falling and sits completely in the right way. We, I'm sure, did an easement to build that sign. But they own the median itself.

Mr. Eckert stated Mr. Chairman, the only reason for my question was if we were going to be turning over CDD owned property, which it sounds like we're not, to somebody else to maintain, if somebody was going to be on our property, I just want some sort of license agreement or something like that.

Chairman Steiner stated the main focus I'm trying to get to is we have for a long time paying electricity, paying water, doing landscaping on property that we don't own, and from

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everything I've been able to find out, talking with parties here and external legal, is there is nothing anywhere stating that Middle Village has that requirement. The only thing we have a requirement for is maintaining facilities such as this. The pools, the promenade, the fields, the various parks that remain within CDD ownership are the things that we should be covering. All these other things are the responsibility of either the individual communities or Clay County. Now, I have no problem with the fact that it becomes more shared, but some folks are paying double to cover property and it has no effect on their property value because they're doing that. Such as down here with South Village where they're doing the elaborate entryways. We're doing some out here. We could spend more time and money to enhance the entrance to this place. So that's the intent to get people thinking. I'm not looking for an answer today, or I don't think we are at a point to answer, but we are aware that there is a potential loss of that funding source.

Vice Chair Mifsud stated we haven't run any numbers, though. Do we know that if we turn over the landscaping enhancements to the communities, if that would help?

Chairman Steiner stated no. At this point in time, I'm just putting out things that we could go explore, and I wasn't sure whether we could do a lot of it. It's just a matter that these are things that we found which, when we dug into it, found out that right now, we're paying for all the Parkway lighting. I don't think Clay County will pick that bill up if we're going to drop it in their lap. So, some things may have to continue, but not everything. The other thing is the fact that the enhancement of Oakleaf Plantation Parkway crosses multiple counties. You get down towards the Arbor Mist, that's Duval and they're maintaining it. So, you're going to go and get to that one area where you enter Clay County, and that's where you're going to see the enhanced. But we've got so much of this stuff interwoven that I'm trying to break it out a little bit to do a little bit further watch on what funding we have. The other option is if everybody really can't deal with it, then we're going to have to crank that \$36,000 into the budget, and guess what, that means assessments go up. So, at this point in time, we've got plenty of time to worry about this, because this is all referencing the 2026 budget. But I just wanted to get everybody to think about this.

Mr. Bowen stated do we have, or can we get any type of offsetting credit, for lack of a better word, from Clay County for what we're doing?

Mr. Soriano stated we tried that. We've mentioned those things. I even asked for, let's say they were to cut it quarterly? Reimburse us for four cuts a year based on what we're doing. But

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they look at it like, no, either you guys either choose to do enhanced landscaping on your area or you don't, and we take care of it. The problem is there's not really a requirement for them. Their requirement is to maintain. There's not anything that says they have to cut the grass to 2 inches, 3 inches, or anything like that. So that's why you see even Duval, as Mike was mentioning, during the summer we go out there and we'll see they cut every three months or something like that. That grass gets high. Now, the nice part is it's Bahia, so it seeds and it gets nice and thick and it looks good after they cut it, but until then it's a little jungle and that's what can happen in areas here. They're, not going to help pay us. I wish they would even a small amount to offset that. So it sounds like it may be important to bring that map. It was asked as part of the South Village issue. We keep tabling that. But even just this discussion, I think it would be helpful. Next month I can bring that map so you guys will see the size of the roads where we actually own, because that's also going to be the hard part because a little odd if you're going down the parkway and we decide, we're going to cut this section of the side of the road because we actually own it, but we don't cut this side or the median. So, it'll just look out and you'll have to see the map that we use now and we'll actually carve out those sections that aren't owned by the CDD. You'll be looking at more like a 40 or even 50% that we do right now that is not owned by the district. All that can come out of that map.

Chairman Steiner stated the other thing, as far as with landscaping and just the environment, we're having an explosion again in development. We've got WalMart going in. We've got Baptist Health going in. We've got Double Branch across the way, the community of Double Branch, not the CDD. We've got speculation of another apartment or multifamily area going in that is not on or in Middle Village and are not contributing to that. But they're also adding stress on Oakleaf Plantation Parkway. For those of you who have been here a while, every time we have this kind of growth, these big trucks come through and the next thing you're going to see the road get potholes. So that's something to consider in the methodology that we go with to try and do landscaping. Mr. Bowen stated I have one more question. Does Clay County still come out though, even though we have the enhanced landscaping?

Mr. Soriano stated no. They don't do any cutting whatsoever. About the only time they come out now, and it's actually thanks to that last agreement that we did do, is if there's tree issues. If you notice when they were putting in the light out here at the end of Eagle Landing Parkway, they had to trim some of those trees. Those were big trees. That would have cost us a

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good amount to bring the cherry picker out. That agreement had already carved those big trees out. We don't handle big trees anymore. We handle the little trees. So that's all on them so public works came out and cut them. They did a pretty good job. They didn't hack away too bad, but they did the work. So that's about the only time they come out. They don't come out to cut grass or anything like that or new flowers.

Chairman Steiner stated that tree cutting was the result of the light that they put in.

Mr. Soriano stated right. They had to come out. They didn't just come out and see some trees. They thought, well, these are a little low. We've got to cut those. I could report those to them. A lot of times we just take care of it. But it is in that agreement now where we can get them to do those kinds of things.

Mr. Bowen stated when you say you contact the county about getting maybe some type of reimbursement and you're getting nowhere with them, can that be stepped up to commissioners?

Mr. Soriano stated yeah, I mean, I'm not sure what direction that would go. We are not the only CDD that does this.

Mr. Bowen stated they're definitely saving some money by not having to come out here.

Mr. Soriano stated I think that would be the hard part, but we definitely can. I would prefer that go through more residential requests than me because I have to work with these guys a lot. So, it makes it hard if they think we're attacking them. I need help from them on other aspects. They could come out and do a lot of sidewalk or things like that. It's just helpful to work with them as much as possible. But those type of requests should be taken to your county commissioner. I pay CDD fees here. I look at it like, we're paying county taxes and we're paying CDD fees so you should get some help someplace. What's the justification for not getting help with those type of things. So, I think that should get to the commissioners.

Vice Chair Mifsud stated is there a scenario where we're going to hand that responsibility for those county owned properties, the entrance to Oakleaf back over to the county where we supplement their work?

Mr. Soriano stated yeah, I'm sure they would be happy. We would like to just have to have, some agreement. They would ask for something to say, you guys are going to be claiming we got to do all the work, but you still want to come on here and do some work here and there, how is it done, when is it done, things like that. So, they may ask us for some kind of written

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agreement, but they're not going to do much more than quarterly maintenance. So, if we were to go out and say, we'll do it two more times a month over the summer to make sure that gets done, we would just put that in the agreement.

Chairman Steiner stated another part of the rat's nest is our irrigation wells and irrigation systems.

Mr. Soriano stated there's probably no way of getting around that.

Chairman Steiner stated they will not accept that. So that's something that probably no matter which way we go with it, whether they do the landscaping, or we do it, we're going to still have the irrigation part of it that's going to be needed. If we come in and continue to use the irrigation, which we will have to do if we put any kind of enhancement vegetation, is going to also increase the growth rate of their assigned area. So, I just don't want to throw up my hands and say it's too messy. But it's something that I'd least like to board to begin to think about before we come up on budget. This is one place I see. I don't know if there's any other areas that potentially could be trimmed. From that standpoint, I'd look a little bit to staff to let me know if there's any other things that we did a different way might reduce the cost. But there's no guarantee that it's going to happen and there's no guarantee that it won't happen. It's just something I don't want to wait till the last minute and then find out.

Ms. Giles stated so, it sounds like the four board members here have a pretty good idea of what you're describing. I think if Jay brings that map that that'll provide a good visual aid just to make sure everyone's tracking the areas that belong to the county that we're talking about and we can make that an agenda item, or we Jay can bring it up under his report next month, however you want to do that. Probably around April, staff is going to have on the agenda discussion of the FY26 budget. It'll be on the agenda for discussions like this, including guidance from the board to the staff. As we start preparing that budget.

Chairman Steiner stated it would be good if we could get the mapping for the next meeting just so that we have time to look at the mapping.

Ms. Suchsland stated if it helps, I can take that off Jay's plate because I have a mapping book that we use, and it's scheduled down to, for my guys, how we route Monday through Friday and how we do the routing and everything that we take care of so everything gets hit once a week. So, I can bring that to the table next month.

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Mr. Soriano stated they keep an eye on areas. We've always had that map for them that we do as part of our contract. I work with them pretty good to keep an eye on private areas and things like that. Certain things happen, especially if it's something that we shouldn't be taking care of. We say general maintenance, but there are a lot of times, especially in the past, where the county has come to us and wanted to do something more. We can't spend that kind of money. It's beyond general maintenance, or at least my understanding of general maintenance. So, they do a good job of looking at the property appraiser's map. So Chalon will go through and do the same thing I would do is carve those sections out and put that to the map. The good part is she's got an idea of the percentage of work, too. If we were to change that contract, that's an adjustment to our contract.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Eckert stated the legislative session starts March 4th. Sovereign immunity is still an issue, and you may see something happen on that this year. I think the last version of a bill I saw was raising it from \$200,000 per person, \$300,000 per incident to, I think the last one I saw was a million and \$3 million. So, we'll have to keep an eye on that because that could have an impact on your insurance rates if the legislature decides to increase the limits of liability that the district has, because that's the biggest deciding factor on what you pay for insurance is that cap on liability that the legislature has adopted.

B. District Engineer

Ms. Giles stated Mike Silverstein is with us. He's the senior construction inspector with Matthews Design Group. Alex Acree was the engineer working with us, but Mike's with us now and he's on the line. Unless the board needs the engineer at the meeting, we'll probably just ask him to not attend. But if we need him, he's there. He wanted to meet the board today and introduce himself.

Mr. Silverstein stated I'm the senior construction inspector for Matthews Design. Alex didn't go anywhere. He still works with the company. I'm just trying to help lighten his load a little. If you guys need anything, I'm happy to address it. If I need to pull him in, it's very easy for me to get in touch with him.

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Chairman Steiner stated appreciate it, Mike. We discussed the planning of that one area down where Towering Oaks is. You said that that never showed a four high going in.

Mr. Soriano stated no, that was me. We had multiple renderings. I still have a couple pictures of that area was supposed to look like even with a common area park in the middle of that. I think that was to get the actual count. I was going to go out there. I haven't been able to do it yet. To sit there and physically count up how many are in there and match up to our roll to make sure all of our numbers are correct. That was for this methodology.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager

Mr. Soriano stated we did recently have a community event, the Polar Plunge. I was worried. When I talked to you last time, we started out advertising for registrations, but we were in 30 degree weather. As we neared our end of registration, we had to make the decision to extend registration because I had a total of 5 people signed up in the cold weather. In the last couple weeks as it's gotten a little warmer, we were able to get some more families. I had about 30 plus people there. It ended up being a small one, but I was just happy to be able to have the event. We've never had a cancel event because of low turnout or anything. That was surprising to us that there was only four or five people signed up. They were serious about their polar plunge, but that was a little worrisome for me. The nice part was we didn't spend a lot of money because we were prepared for it. We knew it was going to be a small group this year, but everybody had fun. We emailed out with some pictures because we did the jump at your sister district. We do it every year, we kind of line up, we do a countdown. Those that do the plunge, they get completely wet and swim around, they get a little metal. I have one family that shows up that has been here for 18 years, and they come with every medal from the first year they were here. The best part was that they have a child who a baby when they did the first one and she's got all of her medals too. So, it's something we enjoy doing. Like I said, I was a little worried that people were scared it was going to be cold for once. But it worked out. Our next event will be in March. We do have spring break coming up. So, at spring break we open the pools like it's summertime. Even if it's cold, we are full blast. We bring the lifeguards on. Sometimes you look

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out there and you think, well, it might be a little bit of a waste because it's cold and rainy in March every once in a while. But then again, sometimes we have some nice 80-degree days. So, we have to be prepared for it. But it's also a great start to get the lifeguards ready for the summer. So that week, it's actually a weekend to the following weekend that they're out of school, the slides are open, and everything's run full day from 10:00 to 8:00 at night. We also will do our first movie with spring break. I do have some updated calendars. I gave these to you last time just because I talked about doing some extra events. Staff and I worked together to try to work some of these in. Then I had a request from your sister district to try to work in a 5K. The front is a tentative pool schedule. This is the same schedule we've had year after year where we start off with spring break, it's full, and in April we do just weekends where there's lifeguards. Now for adults, it's still swim at your own risk so they can go out at any time. It's just the kids. Unless we have lifeguards there, they can't be on the pool deck. So, for April it's just weekends. Once we get into May before school is out, we have that alternating set up to where one day you're open here and then the next day you're closed, but Double Branch is open. That way we alternate back and forth. Then Friday, Saturday and Sunday, both pools are open. Once we get to more of the weekend, it's full blast until the kids go back to school and then we wean ourselves back down in hours. Like I said, this has been the last probably five years has been the same. About five years ago is when we did that alternating schedule and I cut down some hours because we have seven lifeguards here. Some days you might have one family since kids are still at school and it's just not worth it. If I could find ways to cut it down even more, I would because at the beginning of summer and end of summer when the kids are in school, it is really slow here. Especially if you have flag football, tackle football, soccer, all those things going on. It is not something that we have high usage. Once we get into those times where the lifeguards are required especially for the slide, that's a little different. You guys will have 3,400 different people coming through on the weekend to use the facilities. But outside of those hours it's a little tough. But I know if I take too much away, I hear from people that want to go on the slide at that time. Our heaters will turn back on in March. I do expect the year-round swim team to start back up the beginning of March. Especially if weather stays like this, I think the kids will come out so we will go back to working with them to prepare for using the facilities along with our adults and then and trying to share it, make sure everybody has their own space and then they will start their normal summer team in May. I have the aquatics director working on a summer schedule. We did start off with the CPR

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first aid classes and this was for everybody. We only had a few people so far that came out to inquire about registrations. As far as residents, our young kids are already calling because they're preparing for lifeguard classes. That's because they need those certifications to go through the lifeguard job. But as far as our residents, this was open to everybody. We've only had a couple of inquiries. So right now, our first community class, and hopefully she'll have enough to do it, is the 23rd and then she'll start filling out with lifeguard classes, which will mostly be our young kids. Also last year we started the babysitting classes and same thing, we had a small group. But that one I think is important because there's always families during the summer that are in need of babysitters and it's nice to have local options and have kids that are actually certified Red Cross for safety reasons. So even though it might be a small class, last year she only had four or five attend class, it's something I think it is important for us to do.

We do have a couple maintenance items I wanted to update you on. We will start pulling the playground next week. I wanted to have that done already, but the weather this last month slowed down the maintenance crew. They're working right now on the playground in your sister district, but because of some of those real cold days, they can't do a lot of the concrete work. So, they came off of that. That kind of pushes you guys back too. But your playground is sitting there waiting. So as soon as we get that out, we can start making plans to rebuild, repair. Also did get a visit finally from one of our other two fire companies. So, I mentioned our contracted fire company, Cox, came to us with an extremely high quote to repair the heads on the outside of this floor. These heads got paint on them years ago before I was here, and we have to replace them all. Some of them work, some of them may not work. It's hard to tell without setting them off. So, they do want to replace them at all. They gave me an outrageously high quote. So that's where I told you I wanted to go out and get some more quotes. I would think normally our contracted company should be the lowest. I just was not happy with that quote. So, I did reach out to quite a few other companies. I've only had one, because of the holidays, come out this last month. If you're familiar with Jacksonville, it's W. W. Gay. They do a lot of that work. They came out and right now they've only given me a verbal. They haven't given me the written, but they did walk with me and go through, count all the heads and climbed in the attic. They are less than half of what Cox quoted us. So now that's verbal. At their amount they're quoting me is actually under my amount, so I can move forward with them without any kind of approval. I do expect it to go up a little higher. They're going to start adding things up and probably put other

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little fees and might get another thousand or two dollars on there. But that's still way under what I got from Cox Fire. I am hoping to get at least one more, if not two more to be able to present to you. But if they do come in lower and they're in my amount, that's who I'll move forward with. Next, the timeline for painting. Hopefully these guys will be done in the next week or two. They're now doing a lot of the detail work. So, they're up on your chimneys and replacing wood on all your dormers. The other thing they have to do is make sure they go around all the detailed black faux iron items. They started that a long time ago. As I walk through, there's little spots where they may have done this section a month ago, but they kind of missed one section. So, I have to go through and make sure they get all of the black faux iron. Hopefully they'll be done in the next couple weeks. With that, the weather is much better, so there's not really an issue compared to last month or month before. I have them using heavy duty two-part epoxy paint. You can't use it in wet weather, but when it's under 50 degrees, you can't use it anyway. It won't cure right. So they are able to pretty much finish everything up now. If you notice, they also removed our two terracotta pots that were left on our chimneys. So, they removed those last week. There used to be four up there and the two that you had were cracked anyway. But before you were missing two from lightning strikes. Those were ones that exploded years ago. So, I had them remove the last two. We don't have a fireplace in here, so I don't think we really need them. There's one last item that didn't make it to me and I apologize, I don't have it printed up for you. They just sent it to me this last week. It didn't make it for your agenda packet. I am working on the basketball court. So, you know before last month we finished fencing work out there. We retied a lot of fencing. We added bars, things like that. But there's a lot more work to do out there. I did get a quote for surfacing, and we went to one company specifically because they did work for us in another district and ended up being the cheapest out of about five different companies and actually much cheaper than what I got seven years ago. When we resurfaced the Double Branch courts. I was given a quote, a written quote of \$17,280, to resurface your basketball courts. That is pretty cheap right now. The market is more like \$11,000 and higher for one court and you have two. So, the \$17K is pretty low. This is comparable to what we did in another district. They were right around \$9,000. They did a great job. We have been doing patching here and there and touch up paint. But we're not keeping up or able to do a full resurface. For us to do a full resurface, it could take three or four months to do it in house. These guys are done in about a week. That's the difference that I'm looking at. I am bringing it to you

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because it is something that was in our capital plan. In fiscal year 2022 we had set aside \$8,400 and that was based on how we do everything. We just touch up here and there. So Charlie set aside a smaller amount. Then fiscal year 27 he set aside \$10,315. He also set aside fiscal year 22, \$7,200 for replacing the backboards. We have replaced a couple of backboards that were damaged due to vandalism. They are about \$500. I don't need \$7,200 for it, but the total adds up to \$25,915 that basically we should have spent up to by fiscal year 27 to redo your courts and we haven't spent anywhere near that. We've spent maybe a total of two or three thousand dollars doing touch ups and replacing the backboards. So, I do think that is important to go ahead and spend that money and get your surface redone. If you've been out there, you will notice there are some bare areas and that's my concern. Nobody should be out there when it rains. But we know we watch them go out there, they play basketball when it rains. Those bare areas where you're not seeing paint, you also don't have real good slip resistance. So, when it rains, that creates more of a concern. When they redo the surface, they're going to put down sand with all that paint and that helps with slip and grip. That's probably the biggest problem you have out there. It will also fill in things like cracks along the edge of the courts where we planted all our nice trees. The roots that grow underneath and it creates cracks when they come out. They will fill those cracks in and cut the roots at the edge. They're not going to remove the tree, so it doesn't stop from future growth or anything like that. But they will take care of what's there now so they can flatten the surface out and then paint over top of that. And that is the work that they do. So that is something I would like to bring to you guys for consideration. If it's not something you guys want to load up now, it's fine. This is the time of year that I would start looking at doing those things. We're coming up on warm weather. We are able to close now before we get too busy and kids want to be out on that court because we will have to take a week to shut down, possibly even two.

Chairman Steiner stated is this totally covered by the contractor or is it going to impact your work for doing the course?

Mr. Soriano stated yeah, we're not going to do any of the service work if I do this. Right now, I do have four 55-gallon cans of paint that were planned for touch up. I'll save those and it lasts a few years. I don't know they will last 10 years, but they will last a few years. But that was left over from the work we did do surfacing over at your sister district. If you remember the discussion a couple years ago with pickleball. Last year we built pickleball courts. A lot of that

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paint I bought in big bulk so that I could have a couple extra tanks to go to touching up here. I'm just going to put that aside, so we won't do any work out of that \$17,280. That's completely on there.

Mr. Bowen stated is that a complete strip down?

Mr. Soriano stated they're going to come out and you'll see them sand. They'll even bring out small hand grinders on those cracks. They do all the sanding. They make the surface smooth and fill in cracks. They're going to lay out a layer of resurface just to level everything out and then they're going to start layering layers of sand and then paint after that.

Chairman Steiner stated what do you need?

Mr. Soriano stated I would do it not to exceed \$17,280. I'll give Marilee and Courtney the quote to keep on record so everybody can see it won't go beyond that. Anything beyond that I would deal with in house. I do want to spend money on replacing two of the backboards. That \$17,280 is not part of that. They're just dealing with the surfacing. I would do that as part of my amount.

Chairman Steiner stated this all comes out of reserves?

Mr. Soriano stated I can do it to repair and replacement. I'd rather put it towards reserve. It's a little bigger.

Chairman Steiner stated so I guess need a motion not to exceed.

Mr. Soriano stated \$17,280 for Nidy to resurface the basketball courts.

Chairman Steiner stated do we want to tie that close?

Mr. Soriano stated you can make it \$17,500. I made sure they didn't put in anything like taxes or anything like that.

On MOTION by Chairman Steiner seconded by Vice Chair Mifsud with all in favor resurfacing the basketball courts with Nidy at an amount not to exceed \$17,500 was approved.

Ms. Giles stated we'll do an agreement with that. Anything else for Jay?

Chairman Steiner stated just for clarity, Jay, the playground, which one were you talking about?

Mr. Soriano stated we're doing Deerview first. You have three. Double Branch is on number five over there. So, I believe they still have four left that they have to do. You will have

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two left, this was your first one. We're going through that plan. We will do Deerview, then you'll have Hamilton Glen and Whitfield. They're all 20-years-old.

SEVENTH ORDER OF BUSINESS Audience Comments / Supervisor Requests

Mark Holler stated we have a real serious safety issue that's along the pathway and sidewalks along the lake over here and a sidewalk that goes past this amenity center. Tons and tons of electric scooters are whizzing by and now motorcycles. They get up to 50, 60 miles an hour, and there's going to be a serious, serious accident. Yesterday, one guy went by five times with 15 minutes, really noisy motorbike. So, I went out and took a video of him when he came by, and he stopped and threatened me. I called the Clay County Sheriff's Office. They sent a deputy out, told me, do not have a confrontation with them. Next time, just give them a call and they will come out to stop. But something's got to be done there. We walk a lot. We've almost been hit several times, and our dog came close to being killed. I mean, didn't get hit, but just really close. These electric scooters that the kids use, they don't back down and you can't hear them and then one second, shoot right by. You can almost feel the wind go by. So, something's got to be done. This can't keep going. Have you guys talked about that at all?

Chairman Steiner stated we have had several conversations over a long period of time. The problem that comes in is ideally we could close off the entrance. But the ADA requirements prevent us from doing that. If you close it down to motorized scooters, that affects the bicycle riders. It affects the few people that use motorized wheelchairs and motorized scooters for health reasons. I know Jay and I have talked about, can we put columns in. It was hoped when I saw Towering Oaks come in, that would be another entrance way that went away, that they used to come through there when the woods were there, and they'd come through that to get to school. Now they just go through the community. When they built that community, they didn't put the wall. Their landscape comes all the way down to the sidewalk. So, unless we could get them to close that off from their end of it, it may slow down because it makes it difficult to come off that wall or down the stairs with the bikes. They're coming down and they're going around here back by the soccer field and out that way. If we station a Clay County officer down there, their rates are \$50 an hour.

Mr. Soriano stated we're above 50 now.

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Chairman Steiner stated they're not on a good schedule. Yes, they're very frequent, but I kept trying to narrow it down to a timeframe where they would come through and some of them are coming down and going out to the nature walk to the other communities back behind us, because you can hear them running up and down behind the trees. I can't say we've exhausted every avenue, but we have tried to come up with some way to do this. I don't know of any way and regretfully, I'm afraid that it may be very difficult to close. They don't live in this area. Some of them are coming from South Village or Eagle Landing. I wasn't aware that they were doing it out here on these walkways out here, because the hope was that they would go out on those walkways. The walkways are more into Clay County. So, the Sheriff's department is reluctant to do anything over here because it's private property. The best we could do is trespass, which does a whole lot of good if they don't live in our area. Out here, if you were to approach the sheriff or their staff and say, out here there's a problem. What could they do about it that's going to be more responsive than trying to do it on private property? Now, I'll ask Jay if he can possibly get in touch with his contacts with the sheriff's department and get them to maybe increase patrols out here to try and catch them while they're doing this. Because to my knowledge, it's not legal to drive those devices on the sidewalks. I know you've been here before. You've heard us talk about it a while back. It is something that you and I both sit and overlook and you're sitting there and all of a sudden, they're gone. There's no way to go catch them or do anything. Like you said, they can become very aggressive and it's not safe for anybody to approach them. I don't know. Jay, could touch base with CCSO?

Mr. Soriano stated I can. It's actually nice that they told you that they'll come out.

Mark Holler they said don't engage with them, call and they'll come out.

Mr. Soriano stated we've had a couple in the past that have just brushed it off and said it's your property; we're not doing anything. But we have had some that have come out and met with residents. So, it's nice that they informed you that way because that's what they should be doing whether it's private property or not, they're creating that problem and it's still a danger issue. They can come out here. This is not completely private property. So, they still have that ability and I always say CCSO will kind of split like that. If they're off duty, they're getting paid extra, it's no problem. But then I get the ones that argue and we're not your off-duty agents. We can't do that. No, you have the same codes that you can follow to do that. So, I can call them again and remind them we're seeing that problem as it's getting warmer. This last weekend I got calls out at

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your sister district for our soccer field and we have caught lots of them over there. You guys remember last year I caught a big group, and we ended up trespassing all the kids and some of them were actually running from the police when they were driving down the road on these things trying to evade the police. Police run full lights and sirens going through the neighborhood to catch those kids. So, we did catch a couple last year on our soccer fields. Then I heard this weekend we had some back. I'm sure it's because of weather. They've been bored through the winter. So now they're out and trying to find a place to ride their new Christmas toys. But yeah, we need the support from Clay County Sheriff's Office because even when it comes to our staff, our staff doesn't have the ability to do anything other than try to get a picture. Yeah, we get a name and a picture, that's about the most that we can do. I've gotten pictures from some of you guys if I can ever identify them. But we do have, for the people that are our residents, almost 7,000 homes in Oakleaf. So, it's a lot of pictures for us to go through. So, unless it's somebody I'm actually familiar with, there's no way to say, yeah, I know that this is little Johnny Smith and we know his parents to go to. We don't have that ability right now.

Mark Holler the only thing I would think of is to have the concrete pillars similar to what's blocking off our parking lot here into the Preserve, where you would have room on the side to maybe have paved something for the wheelchairs that they could go around it. I think that would be a possible solution.

Ms. Suchsland stated it's not going to help anyway with that subdivision that was built. They'll just come down through there and the motorcycles speed through those pillars. They do all the time.

Chairman Steiner stated there's an actual walkway that comes down because next to the rural condos that are down there and merges right into the promenade.

Ms. Suchsland stated we've seen them run this over the grass, too. I mean, we see them all the time when we're down there. They don't care whether it's a sidewalk or grass.

Ms. Arnau stated is there any way to put a blockage down there behind that subdivision or that those townhouses. I mean, is there anybody we can talk to? I mean, it's not just motorcycles. There are golf carts.

Robin Stover stated I'm from the Preserve. I've lived here for over five years. My first dog was hit and nobody did anything. I called out the police. I had a very different reaction with the police department. My second dog. Here they come around the circle again, and I have to

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dive into the bushes. My dog bites me. I have a scar from that from these people on golf carts and scooters. Recently, somebody from the preserve let her child go back and forth and I had a stick and had to throw the stick to keep the kid from coming after me. Then the mother and I were going to have a fight. One of your guards stopped and called the police for me. It was two years ago on Christmas Day, and it's been horrible. I live by myself now. I have two dogs. I walk them. I don't use any of these amenities except for to walk around down there. I paid cash for my condo. I pay over a terrible amount for CDD fees. You're worried about planting and all kinds of stuff and that's great. I love it because this is a beautiful community. But unless I'm safe down there, I'm moving out. Right now, nobody can afford my condo. So, I'm going to get renters and what's going to happen with renters? You're going to have the same kind of issue, and it's going to keep getting bigger. I'm just telling you from my point of view. I'm supposed to be retired, and I had to go back to work because of all these bills. I know you're all going through at the same time, but safety is a major precaution right now. You're worried about people slipping on your basketball court? I'm sorry, Jay, but we still have to walk around down there. You can close that basketball court if you have to. I don't care. When I get out there and something happens to me or one of my dogs, I'm just telling you, I pay a lot of money to live here, and it's almost not worth it anymore. I'm sorry, but I feel real strongly about this.

Ms. Giles stated you got pictures, but did you get a name that we could send a suspension letter to?

Mark Holler stated no, he was threatening me. I turned around and walked off.

Ms. Giles stated I think that's the challenge. The board has the ability to send suspension letters to the folks that are violating the rules in your policies here. I mean, it's in your policy that these things are not allowed. So, the challenge that security faces and that the staff faces is we agree with you, but until we can catch them and put a name to the person, it's hard to deal with them other than catching them.

Mark Holler stated I sent a video to Julie.

Ms. Arnau stated I observed it because you were behind my condo.

Robin Stover stated I have a lot of ring cameras now. I got them just for these reasons to protect. Because they're going up and down and they're crazy, and I live right on the corner, so I catch them going back and forth. I'll go ahead and set up these ring cameras if that will help.

Ms. Giles stated do you have the names to go with them?

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Robin Stover stated I do not, but I'm just saying that's a start. We've got to start someplace. I know it's a lot for security. I understand. I used to be a regional security manager for a lot of big companies. But we've got to do something. Maybe we start with, we've got all these things about put your dog on a leash and pick up after your dog. Maybe the start is don't ride your motorcycle. It's not lawful here. Then once you post it, then maybe on a weekend, you get people out there and you give a few tickets. It's just like the broken window theory. If you got a broken window, they're going to come in. If you go out there and you give a couple tickets. I know it might be costly, but instead of repaving the court.

Mr. Soriano stated we don't have the ability to give tickets.

Robin Stover stated I know, but I'm just saying if you did pay officers to come down here and patrol, maybe that would help. I don't know what the answer is. I just know I feel unsafe here, and it's not fair for me. I pay a lot of money to live here and to feel unsafe where I can't walk my dog. I mean, you've already put the big iron fence out there that makes us look like we're in a cemetery. Nobody asked me about that at all. I'm not going to complain about that now, but I'm just saying you spend the money in so many different ways. Safety and security is a priority.

Chairman Steiner stated I understand.

Susan Holler stated I live in the Preserve. I would just like to echo what everyone else has said. This sidewalk that runs along the lake here is not a sidewalk anymore. It's now a roadway because vehicles are going 20 to 35 miles an hour along there. My only addition to this would be to say that I think the majority of the problem is junior high and high school students. Would it be possible to approach it from the extreme other end? Go to the high school and junior high administration and say, can we do some education here about appropriate ways to use those vehicles? It's just an idea. I don't know. I mean, they should be made aware that it is illegal. It is possible for the police to come down here and ticket them. I think if there was a little bit more cooperation between everybody, if they would slow down, if they would go around people, that it might eliminate the problem without having to be so punitive. I wish they would not ride those vehicles at all, but I could deal with the vehicles if they would be respectful to the people that are walking. That's just my comment.

Chairman Steiner stated I will have to agree with you from the standpoint that we approach this issue before the scooters with the bike riders, because getting them to be respectful

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and share their walkways, so to speak, because there was a big push at that time to even get rid of the bike riders because of the fact that they were riding up on people and not letting them know. At that time Clay County had regulations on the books for bikes on sidewalks. We actually did some signage. I think now it's only gotten worse in the fact that they've started out with a couple little dirt bikes, and it seems like every kid for Christmas this year got some kind of electronic device. What I can't get over is the fact that they're on these scooters, these stand-up scooters, flying along, no helmets, nothing. I live in the preserve as well and been here a long time. I do understand it. I have had discussions with Jay. We talked about blocking off down here by the nature walk, putting poles in such a way that you basically have to do this to come through. But then you get into the situation that they come down, they come through this way. If you're not able to handle the access at all locations, and we don't own the property down there, we have the promenade, but it ends at the wall. I think the biggest thing is to convince as many people as possible and that goes to myself to notify CCSO that there's a problem out here and if enough folks voice it, they draw a little bit more attention to it before somebody gets hurt. I've gone several times when we had some groups coming through that were vandalizing along the promenade and I've approached a couple of them and the reception you get and in today's environment you don't know what it's going to be. So, I decided that it was better for me just to try and tolerate it. But that's not a solution.

Ms. Giles stated any other public comments? Triston?

Mr. Cottrell stated I've got a few talking points, not only to the points that have been made about the electric scooters and the bikes that are going across, but just a couple clarifying questions for me and my guards. That way we can make sure that we're doing everything to the utmost for everybody that comes through here. The first thing is, Jay, you had briefly touched on this earlier and I wanted to verify if this was a legitimate posted rule or not. People on the basketball courts during rain, is that something we should be looking for and putting people off?

Mr. Soriano stated we don't have it spelled out that we're going to shut it down. But it does say, following manufacturer recommendations, people that make these courts say that you shouldn't be playing. But we don't have it spelled out in ours not to play basketball in the rain.

Mr. Cottrell stated so maybe what we can do is just, if we do witness it, we can give people a PSA. Hey, just so y'all know, it's not safe to be on here during the rain. Be careful if you choose to stay. Just from a liability standpoint. The second thing is on the 27th of January, over

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towards the back of the property where the gates were, there was an area that somebody had tried digging under. I wanted to make sure that everybody was aware of that.

Mr. Soriano stated they're not aware, but I got that. It's kind of like our gates. They've ripped our gates off before. Everybody was aware of that because that costs a lot of money. We are going to have to enhance some areas I think with landscaping. Much of the area we were able to do a good job of running through current landscaping so they can't dig under. It's tall enough they don't climb over. But we have some areas that's what the kids are doing. When everybody keeps the gates closed and does what they're supposed to do and checks in and out we have the group that wants to get in, so they dig under. One of them will try to climb under and then go up to the gate and let their friends in, things like that. So that is the new access point. So just keep an eye on it. Your guards should be walking that gate the entire time.

Mr. Cottrell stated that was what I was going to say was our solution was to double up, make sure that they were aware it's happened before. It's absolutely going to be tried to happen again. To make sure that they're watching that. Now to the lovely electric bikes. Somebody had mentioned it earlier. We've done the same thing. We try to stop them and everything, but they just blow right past us. You all have a significantly higher chance of knowing who that person is and where they come from versus us. We try not putting ourselves in front of them, but anything short of that, and they just don't listen to us. If anybody has an alternative for what we could possibly do, I am all ears and I will absolutely implement to the best of my ability. But as of right now, the best thing we can say is hey, you stop. After that, it's pretty much all said and done.

Mr. Eckert stated is your protocol to call the sheriff every time you see that? Because if it isn't, that's something you could do differently.

Mr. Cottrell stated we absolutely can. Like Jay said earlier, I'm super happy that they gave you the info that they did. I will say for other properties, if we start calling too much about the same thing, they put you on this little list that they have of we'll get there when we get there, if we get there at all. I don't want the community to get on that unsaid list. So, I am more than happy to put that in a post order. I'm more than happy to make them call every single time they witness it, even if they're not able to get the person to stop.

Mr. Soriano stated I would recommend that if they're here for an extended period of time. If they go through, it's not going to help you much. As far as the commercial side, we don't call every single time we see somebody because yeah, that is correct. That's what they're going to do.

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They've actually been out riding with Wanda before that they'll get out there when they have a free person and it might be two hours later. It does mean a lot more when it comes from residents. I've noticed that they get to a point where they don't listen to me. I might be a resident too, but they look at me like the management company's complaining again. So, when it comes from you, it actually does carry a lot more weight.

Susan Holler stated just another comment about that. There are times where the traffic is much heavier. It's to and from school. So, they're going to and from school. That's when a lot of this goes on. So, if they're going to be called to come out at any certain time, those would be the best times to come out.

Mr. Cottrell stated I can make sure that my guards are aware of that so they can start focusing on those areas.

Chairman Steiner stated the fact that it does appear it is school traffic. I can't say it's so much in the mornings as it is in the late afternoon when there's band practice and football practice and what have you. But somewhere around the 2 o'clock time frame, two or three, would it be possible budget wise for us to see about midweek having a CCSO come down here and be on the promenade? In other words, don't be sitting up here.

Mr. Soriano stated let me go through a couple things really quick. Budget wise, you guys were based on the hours that you've asked them to do now. But there are times where we go over budget a little bit. I know that somebody might be sick one night and we lose hours. So, I make up for it. But spring break is always a problem at the pool. There's always somebody that wants to act a little out of control because they haven't been here since last year and they know the rules but they go a little out of control. So, I usually have extra off-duty officers at those times. So as long as you guys want to direct me to continue to work with our off-duty officers to rearrange some hours to address problems. I don't want to go into exact time or anything like that. We shouldn't be doing that.

Ms. Arnau stated that would be a good week.

Chairman Steiner stated it would be a short duration, and it would be infrequent where they're at. But with social media the way it is, the first one goes by that sees them, it's going to pass, and they'll head it underway, and it can't be up here. It's got to be down on the promenade. I'll welcome them to bring a bottle of water and set up a chair. But the main thing is the fact that it's like traffic stops. Your phones light up the minute somebody they get put a traffic stop in.

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So, what happens is everybody is aware of it, nobody's speeding and it's defeating it. Unless you make it random and we're most important place and location somewhere along that promenade.

Mr. Bowen stated do you get a response back from your off-duty officers telling you during this time period I made this many stops and what the progression was; did they get arrested? Did they give up just a slap on the hand or just said don't do that anymore.

Mr. Soriano stated they only report to me when there's large issues. When they do have somebody they've got removed for trespassing or something like that. When they're here they're not able to see much or catch much back there. Now most of the time they do stay up here with our security guard. But during the summer you'll see the off-duty officers, they do walk, back there quite a bit towards the promenade. We didn't have a problem, but maybe because it's a different time of day kind of like Mike said. So that's the biggest thing. We can't really go over what hours in here.

Mr. Bowen stated how do we know how successful they are at doing what they're supposed to be doing if we don't get some feedback?

Mr. Soriano stated if we don't have a problem, I consider that kind of successful. So, they only report when they have those problems with people they have to remove. Same way with S3. They'll give me a general report that it was quiet for the night. If not they send me individual reports like, we had a family that we had to remove because a parent was not following the rules. That's a little different. It's about the problem.

Chairman Steiner stated correct me if I'm wrong. We even went so far as CCSO brought in bicycle patrol.

Mr. Soriano stated that wasn't our off-duty officers, that was the beat officers.

Chairman Steiner stated to control the promenade they came in with bicycles.

Mark Holler they need to bring the horses.

Chairman Steiner stated I understand the residents' concerns.

Ms. Arnau stated could we put a sign down there behind the town houses as you hit the walkway that says no bicycles, no golf carts, whatever, beyond this point? Something to that effect with the law stated on it.

Mr. Soriano stated the law part would be a little different. It doesn't include bicycles.

Mr. Eckert stated it's already in our rules. So, what we'd be doing is plucking out that portion of our rules.

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Mr. Soriano stated right now what we have on the nature walk. Well, they've already been ripped down once or twice, but it says no motorized vehicles on district property. That hasn't stopped anybody.

Vice Chair Mifsud stated just like the no feeding the alligator.

Mr. Soriano stated that was the reason why this is the only pond out of 40 some ponds that we put it on there. We get a lot of complaints about the alligators here where there's alligators in all of our ponds. But we put the three signs out there for the alligators and to get people to understand not to feed them, but they still do. But we can add them out there. The signs are \$30 or \$40 a piece.

Ms. Arnau stated I think they would cut down a lot just because that is a main entrance for them to come in.

Mr. Soriano stated it may deter one or two. It's the people that they're dealing with. If somebody's being belligerent, threatening something, they're definitely not the type of person that cares about signs. Like I said, they're not a high dollar thing. Just a lot of times extra maintenance, people feel like tearing them down or something. But we can add one, the same way we did with the alligator sign. You put them right where you come down from the stairs at each one of those neighborhoods.

Vice Chair Mifsud stated those neighborhoods don't have security cameras out back?

Mr. Eckert stated we can't talk about where we do or don't have cameras. My only point bringing up the issue of the sign, I think Jay's covered it. There may be something we can do that's a little bit more frightening to them in terms of the fact that this is our policy, and we will immediately call the sheriff's department to issue a trespass warrant or something along those lines. We could add to it. Again, I don't think it's going to change the attitude of the gentleman you dealt with, but it may change some people. That's the only other thing we could do.

Vice Chair Mifsud stated we've got a couple couples that like to ride their golf cart down there. I bet you they'd stop because they're like, my age. They're not going to do it anymore.

Mr. Cottrell stated to counsel's point there, does S3 currently have, or would the board be willing to give S3 trespass authority for these instances?

Mr. Soriano stated S3 currently has it now.

Mr. Cottrell stated is everything fully up to date and everything? Because I have nothing. No paperwork.

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Mr. Soriano stated yes. You guys have the ability to trespass in those situations just like any other. All our staff actually has that ability and we've even done paperwork with CCSO in the past that we had to do extra to make sure they understood that people can be trespassed from here. Public property is a little different. We do have certain rules that they have to follow while on our property. What happens is the biggest thing is we ask them to leave. Even if it's not about that specific rule that CCSO must enforce. We ask them to vacate our property. That's where the county code comes in. If you could work with me on some of those items for clarification after this meeting that would be helpful.

Mr. Cottrell stated that was my last question.

Ms. Giles stated thank you. Supervisor's requests?

Chairman Steiner stated the only thing I would mention is to prepare the board. Not to give another excuse, but the next thing that'll happen is we will have several people in here complaining about the sheer number of signs. No disrespect, people who view this fence as a negative. Trust me, it was a big place to control what goes on with the basketball courts. It was not somebody that was playing. It was people that were coming into the community that didn't live here. It was to shut a lot of that down and make the whole community a little bit safer. It also cut down on a lot of the vandalism that we were having to take care of in here. So, everything we've done, and we're willing to do a little more of it, just understand there are limitations of what the board can do other than document the fact that it is not allowed on this property. That's the only thing that's going to give anybody any control over making any trespass. Again, the trespass doesn't do a whole lot of good if they don't live in the community.

Robin Stover stated well, just understand people like me, a 63-year-old woman by herself. I carry a small bat that has a lead pipe in it. I'm just saying that's where I'm at.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated our next meeting is scheduled for March 10th here at the same location at 6:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Marilee Giles
A38999D0EDC14E4

Secretary/Assistant Secretary

Signed by:
Michael Steiner
DCEE675503EA49D

Chairman/Vice Chairman