

**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, **April 14, 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
Sherrie Mifsud *by phone*
Julie Arnau
Gerald Bowen
Eric Marx

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Marilee Giles
Mike Eckert
Chalon Suchsland
Bruno Perez
Billy Genovese

District Manager
District Counsel
VerdeGo
VerdeGo
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 (Limited to three minutes)

Ms. Giles stated Mr. Chairman other than VerdeGo there are no members of the public present. Is there anything at the top of the agenda gentleman that you wanted to talk about?

Mr. Steiner stated I don't know if this is the time and place, but one thing I wanted to go ahead and clarify as we will discuss it further when we get into the landscaping management issue. I got the impression that you may have misinterpreted my intent in trying to go ahead and isolate how much and where we are doing expenses. We are not dissatisfied with VerdeGo and

April 14, 2025

Middle Village CDD

the intent is to resolve the issue of doing enhancement on property that is not CDD. In fact, my hope is to refocus some of what was going ahead and paying in the current landscaping to doing more landscaping around the amenity center and so forth. Again, I want you to understand that it is not our intent to go ahead and focus in on our landscaping contract as the sole point of resolving some of the issues. With that said, it was probably the wrong time but I wanted to get it laid out on the table. I believe I do speak for the Board that we have no complaints that I am aware of, of the work that is being done so hopefully that understood, it eases things a little bit.

Ms. Suchsland stated thanks Mike. I appreciate it.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the March 10, 2025 Meeting.

Ms. Giles stated item three is approval of the consent agenda items. On page 7 are the minutes from the March 10, 2025 meeting. Unless there are any corrections or comments, I just look for a motion to approve those minutes.

On MOTION by Mr. Steiner seconded by Mr. Bowen with all in favor the Minutes of the March 10, 2025 Meeting were approved 5-0.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financial statements are on page 37 of the agenda for the period ending February 28, 2025. They are followed by the assessment receipt schedule showing you are 97% collected and then the check register is on page 51 in the amount of \$181,501.02. I see no unusual variances with any of the financials. Unless there are any comments or questions, I just look for a motion to approve.

On MOTION by Ms. Arnau seconded by Mr. Steiner all in favor the Check Register was approved.

April 14, 2025

Middle Village CDD

FOURTH ORDER OF BUSINESS**Discussion of Continued Landscape Maintenance**

Ms. Giles stated item four on the agenda is continued landscape maintenance. We left this on the agenda so the Board can continue the discussion of what to do about that area out there. Mr. Chairman is this something you want to elaborate on.

Mr. Steiner stated I think we are still faced with new enhanced landscaping dealing with Clay County property and it is while the church and with South Village they are enhancing the landscaping outside their entrance or around their facilities. Jay has gone out here and we have got enhanced landscaping that we feel we should do outside the amenity center. The areas that we are concerned with are mainly the medians running from the entry points along Oakleaf Parkway, on down and also the area going down through Plantation Oaks where we deal with school property. I had asked Jay to sort of give us a snapshot of you know if this was no longer being done the way it is done now, what would that free up in funding that might be able to be used elsewhere. We do have some issues with the budget that we are anticipating some shortage but we don't intend that all to come out of the landscaping budget. How much, it all depends on some other things that are hopefully in the works that will resolve all of our problems. We right now have the one partner doing the landscaping that has taken the position they no longer and willing to let Clay do that. I still feel that we will rely on our landscaper to provide storm coverage, those type of issues which we know will be slow. But until we get closer to the budget I don't really know just where we are looking at. Ideally, if we have some numbers in front of us, we can know how much his cost is to do the job in little bits and pieces as opposed to doing the whole thing. Does the Board feel the same way about the enhanced landscaping of property which is basically Clay County? Granted it will not be up to the standards that we are currently doing but I am certain if we come in, in certain areas to enhance that, Clay County is not going to complain. They must won't maintain whatever we do. I know that people are talking about affecting property value and are concerned with that. Then again, Oakleaf Plantation Parkway goes ahead and stands multi-county because we have the road here where it is Duval County from that point out and they are not doing enhanced up there so to come in from that direction, you are going to be running into that. Areas down at the other end are getting an explosion in development that I believe is going to go ahead and impact any enhanced areas up that way. A lot of that area also is overseen by DOT in fact they control the height of the trees we have to have and all that other down that way. When all of these agreements were made and this

April 14, 2025

Middle Village CDD

development was put in place it was to enhance a buildout. As far as Middle Village is concerned, we are built out. We have no development. The development is all of these areas around us which are coming in and utilizing our infrastructure in a lot of cases. That was the rationale and I don't know if I made that clear in previous meetings that we wanted to look at the little bits and pieces to see how we can adjust and absorb any kind of shortfall if one occurs. We are not looking to terminate contract. We are not looking to go and renegotiate it at this point. Hopefully that clarifies some of that because I realize it would be a major impact on you if we lop a lot of that out. I would say we go ahead and continue this on as a discussion further on and open it a little bit more for other members of the Board if they agree or disagree.

Mr. Bowen stated I have a question and forgive me as I don't know the answer but do we have any type of relationship with the Eagle Landing CDD?

Mr. Steiner stated we do. They paid in a certain amount of money which they have expressed this year that they no longer wish to pay.

Mr. Bowen stated so they are okay with just their little area in front of theirs.

Mr. Steiner stated they are willing to continue that and live with whatever else. Now, this is their Board. When this occurs, I am quite certain they are going to be one of the first in line to holler and scream about the fact that it is not getting cut as quickly as they want along the parkway.

Mr. Bowen stated because from my view that they have cut out their section that they want enhanced.

Mr. Steiner stated yeah and they are doing that. They have that entrance area and it has been expressed they will continue to go ahead and do that.

Mr. Bowen stated but they benefit from enhanced work that we do so shouldn't they may be put into the pot.

Mr. Steiner stated there was that agreement years ago but we have met with Counsel as it stands now, we are in a position to where we have collected for this year. When we start working the budget next year, that is when we will make the hard decision as to what we have to do. But we are trying to look at what options we have at this point. Counsel is working on other issues that are out there that might help us but we can't spend money that we don't have yet.

April 14, 2025

Middle Village CDD

Ms. Arnau stated I have mixed emotions because I am afraid if we let the county do what they are going to do, we are going to have a lot of complaints because it is not going to be up to what it has been asked. Maybe we go ahead and see what happens.

Mr. Steiner stated one way to look at that Julia is the fact that all these people do is complain then we go ahead and say hey, it has got to go up. That is one way we can address it that way too. I don't think if each of the communities, there is nothing to say that I believe the area is referred to as a tidbit at the end of the entrance ways going into the different communities.

Ms. Arnau stated into the HOA's you mean.

Mr. Steiner stated into the HOA's yes, sort of like down here at Chestnut Ridge and down here at the Preserve and Briar Oaks.

Ms. Arnau stated correct.

Mr. Steiner stated their entrance ways are being enhanced by those communities and that is what is going to increase their value. It's not so much the area out here. The issues we have got on some of it which will take some unwinding of some sort, it probably will be irrigation.

Ms. Suchsland stated irrigation is going to be a major problem because you have a lot of the roadway and stuff that is irrigated but it is on your pumps and wells that are on your specific property but if there is a break out there and they don't feel like fixing it for a month and it affects your clock tower on a 90 degree day or higher, you are going to lose everything you've got.

Mr. Steiner stated yep! We understand all of that, at least I do when I am talking about all of this. I am looking and rather than saying it can't be done, looking at ways it might be worked even if it is an expense to reroute or isolate things more in the future.

Ms. Suchsland stated we have a rough estimate for you guys today that we put together, Billy and Bruno did but I think in retrospect with the irrigation, you are going to spend more money rerouting things than you will if you just took those sections away.

Mr. Genovese stated it shares a main line and shares a lot of things that need to be checked. To benefit, it would just be something broke even though it's not CDD property, just assume you are going to fix it and keep it up and going the way it needs to go than to try to separate it and get it rerouted because that is a big number.

Mr. Steiner stated along with this is I know we have the well but does it feed all of our irrigation.

April 14, 2025

Middle Village CDD

Ms. Suchsland stated yes and like up here the main concern is like your clock tower, the Jennings's Point well, and the Chestnut Ridge, that is all looped so when you have one break, you have to shut down all three wells until it is repaired so that takes a lot of water. That mainly runs from right up here at the amenity all the way down to county line including your clock tower plus everything on Plantation Boulevard so that is a lot of water there.

Mr. Marx stated he would like to share a couple of points of view. First of all, I am very much opposed to us stopping landscaping, anything that we have historically landscaped mostly because when I moved here, we always were so regardless of the original intention of it, our homeowner's kind of expect that we will. That is my perspective on that. As far as if we discontinue and wait for the neighbors around us to complain, by the time we spend the money to disconnect and stop landscaping and the county lets it go, we are going to spend more money to bring it back to its current state. I don't think any of us want to see that happen. I also think that I kind of understand the, is it South Village CDD?

Ms. Giles stated South Village.

Mr. Marx stated I kind of understand their opinion but also, I imagine the number that they have been giving us is probably also not been inflation adjusted since 2003. At this point, it is about 7% of our landscaping budget that they are giving us. I imagine it needs to be a large percentage and it's obviously now a 7% shortfall and every year that number is going to get smaller and smaller of our total budget for landscaping. There is a problem there. We are also acting as the de facto entrance to all of these neighborhoods that are free riding on us and probably believe the county is actually doing this work for them. They probably have no idea that they aren't. At least, the homeowners don't. This is a very complex problem I agree. I also struggle at the moment to see a clear path forward but just stopping it I also think is a clear path forward.

Ms. Giles stated Sherrie anything to add.

Ms. Mifsud stated I would like to see some numbers on what we would be saving if we scaled back our maintenance. It is a complicated issue but I agree with what Mr. Marx just said about the fact if we have been paying \$36K a year and our cost has increased but their contribution hasn't.

Mr. Steiner stated I guess we just need to keep this on and take a look at what VerdeGo has to offer us to get some idea. I appreciate the information on the irrigation and the cost factors

April 14, 2025

Middle Village CDD

because it could also justify us having to increase in other areas as far as what we get from the owners and gives us dollars that we can talk to that where that money is definitely going and why it is being raised.

Mr. Genovese stated we have a rough estimate of you know the maps that we were given so we went in and were able to kind of carve out the square footage that we would be taking away and what that would equate to for man hours and how that works out. According to their map there, again we had to just to do it quick and its rough. It is somewhere between \$75,000 and \$85,000 is what it takes to handle that county property. Again, as the Supervisor on the call kind of said, we are here to be partners and we appreciate what you said. I don't think any of us thought that you were worried. We love Chalon. We know she kicks butt so we weren't worried about that. We can come up with ways as well to intertwine. The number I gave you is for our full mowing and what you have been seeing. We can also kind of come up with a happy medium where we are able to service it maybe twice a month and intervene where the county may slack a little bit so the grass is getting knocked down periodically. You know its going to get done if the county doesn't do it for a month or two months something like that. We can always help you inside of that budget just to be that good partner and make sure it still looks good but you are also able to save some money.

Mr. Steiner stated we appreciate that. Thank you!

Mr. Eckert stated Mr. Chairman just a couple of thoughts. They are not legal though so ask if you want to hear them.

Mr. Steiner stated most definitely.

Mr. Eckert stated one thing just to understand too is the county has pretty much told us if we do any maintenance on it, they are not going to do anything. I think that coming in every month once we start doing that then they are just not going to come out unless we get a different arrangement with them or understanding. The second issue is we have kind of looked at this in terms of property ownership and contemplating whether we should be maintaining property that is owned by the county or something like that. Another way to look at it especially since we are talking about a shortfall of a finite amount of money is, is there any maintenance that we are doing right now that if you took that away it really wouldn't be as impactful rather than just look at all of the property everywhere, but is there a segment of roadway or something like that where it wouldn't have as big of an impact on the aesthetics of the community but would still save

April 14, 2025

Middle Village CDD

some money. Maybe we have looked at that but I don't recall us ever discussing looking at something from that approach as well. That's it.

Mr. Steiner stated I don't think we have Mike. We really didn't have that kind of information to look at that says okay maybe we will just put this off to a later time and leave it sit. But here is an area over here which is minimal impact or whatever that could come out and offset some of it. We didn't have pieces and numbers to be able to look at that. I don't think many of us had a very clear picture of just how much of the area is covered and owned by Clay County as opposed to being a Middle Village responsibility.

Ms. Giles stated is what Counsel said something that staff can work with VerdeGo on?

Mr. Eckert stated I think Jay and VerdeGo could talk about that. I mean they are going to understand the aesthetics of the community and are there again segments that you would be okay with a lower level of maintenance.

Ms. Giles stated because \$36,000 could just be a couple of flower beds in the median you know so that is the difference we are trying to make up is the \$36,000 that we have lost from South Village. Would the Board be okay with Jay working with VerdeGo on that?

Mr. Bowen stated I am open to any option we can get.

Mr. Steiner stated I assume listening to Jay it is going to be expanded beyond the landscaping, and that missing amount doesn't have to be all carved out of the landscape. We need to have our hands on information which will help. One of the things we have talked about and I believe Counsel has mentioned it might be unable to work was sharing some of that landscaping responsibility with the communities that they are in. But I don't know I am just throwing all of this stuff up and may not happen this year. South Village sort of pushed my thoughts on that because we have been working the issue of where we have been paying electricity for stuff that has not been in our area. We had the pump behind the gates down here at Chestnut Ridge, we have been doing the irrigation work. It is just a matter of starting to tug on some of these little threads to see where they are going. We appreciate the help that VerdeGo has gone through with us. I think anything that we do is worth looking at just to see if it will help the situation.

Ms. Giles stated is that something you and Jay could work on.

Ms. Suchsland stated of course.

April 14, 2025

Middle Village CDD

Mr. Marx stated if I may I would also like to discuss the idea of communicating with essentially the neighborhoods around us that are free riding with us and letting them know it isn't the county that is paying for that. If we see a budget shortfall and we have to cancel it then it is going to be left to the county but it's not because it comes to us. It is going to affect their property values as much as ours even though they have never been involved with it. They don't know that we are paying for it and the county isn't, and some of them may be amenable to kicking something in to help us pay for it. Obviously, that is going to be voluntary at this point but I would at least like to ask them before we just cut it off and all of a sudden, they don't get amenities, then we have to pay twice as much to get it fixed. I also agree that right now we are talking about the CDD of Eagle Landing, what about their residents. I don't know what it would be like to try to get in touch with them and let them know what is going on but I am sure they would not be happy to find out we had stopped doing the lawn work as well. I think there are other options out there.

Mr. Steiner stated it was their Board that came to us to go that route. We didn't pursue it. Mr. Steiner stated from that standpoint their Board's position is they will live with it but they are working other areas because the back entrance of that area is being impacted and it's handled by the county. This area out here is the only area that they are jointly involved with us and is only for this one little strip. Forest Lynn down here is non-CDD. We just recently found that up until a little while ago, we owned the entrance. We could have shut them down and not have any entrance into their property. That part of the road is now back in Clay County's hands.

Mr. Marx stated did we landscape that area.

Mr. Steiner stated we found it when we went ahead and looked to do some work for the church.

Mr. Marx stated but are we currently paying to landscape that area.

Mr. Eckert stated we are currently paying for the maintenance within the right of way of that portion of Plantation Oaks Boulevard that is immediately to the west of the North, South roadway. We pay for the enhanced landscape maintenance. The county does not. We did get rid of the road which is good because when it has to get repaved, that is going to be a county obligation and not a CDD.

Mr. Marx stated my point though is they have an interest in continuing to make it look nice.

April 14, 2025

Middle Village CDD

Mr. Eckert stated yes.

Mr. Marx stated the condos behind Publix.

Mr. Steiner stated Chestnut Ridge.

Mr. Marx stated yes, they also get benefit.

Mr. Steiner stated Chestnut Ridge falls within the CDD, Hamilton Glen too.

Mr. Marx stated the new division behind Eagle Landing benefits from our landscaping at the entrance.

Mr. Steiner stated they are not in our CDD.

Mr. Marx stated I understand. They are a potential revenue source.

Mr. Eckert stated I think you are talking past each other a little bit. I think the Supervisor is suggesting that we make a list of the communities who have substantial benefit from us maintaining this out here and then perhaps staff reaching out to them saying hey we are considering not doing this enhanced landscaping anymore because are doing it and you all are getting a free ride. If you want to contribute, maybe we would be willing to continue. That is kind of what I am hearing.

Mr. Marx stated yes that is exactly what I am suggesting.

Mr. Steiner asked can we do that?

Mr. Eckert stated we can ask but it has to be voluntary. We can't make them do it. We can't assess outside of our boundaries but we can certainly enter into agreements with private parties to contribute funds towards our budget but they don't have to agree.

Mr. Marx stated that is exactly what I am suggesting. Just reach out and see what happens. If they all say no, so be it.

Mr. Steiner stated yeah.

Ms. Suchsland stated if you are reaching out, you might consider the businesses like in front of these areas. Asking like the school mows out to the curb now. They have a new company and they go ahead and mow on both sides of the sidewalk. They have already taken that on. They recently did that in January their fiscal year beginning apparently. If you want to talk to Kinder Care and the businesses to have them do that to you, that might be another money saver for you. Cause right now, they just do up to the sidewalk. They don't do anything out to the road.

Ms. Giles stated we can do that if that is the Boards guidance.

Mr. Steiner stated yes.

April 14, 2025

Middle Village CDD

Ms. Giles stated we will leave this on the agenda.

Mr. Steiner stated leave it on the agenda and continue to look at the options.

Ms. Giles asked anything else on this. Billy and Bruno thank you; you are more than welcome to stay.

Mr. Genovese stated I've got to go watch some middle school softball.

Ms. Giles stated thank you for coming.

Mr. Genovese stated we will be back anytime you need us though.

FIFTH ORDER OF BUSINESS

Acceptance of the Draft Fiscal Year 2024 Audit Report

Ms. Giles stated the next item on the agenda is item five it's acceptance of the draft fiscal year 2024 audit report. It is in draft but I know District Counsel and myself have reviewed it. I think it just finished up over the weekend, but I am just going to highlight a few areas on this draft report for you. It starts on page 162. Just to remind the new Supervisors, Districts are required to have an annual audit done by an independent CPA and Grau & Associates is your audit company. This is a 33-page report so it is quite lengthy, but they have done a great job with it. If I could just highlight a few things for you. On page 164 and that is actually page 1 of the report. Under the paragraph that says opinions, it says in our opinion the financial statements referred to above present fairly in all material respects the respective financial position of the governmental activities in each major fund of the District as of September 30, 2024. Your whole audit is good so I am just highlighting the different letters that are in here for you. On page 190 is the internal control letter, PDF page 190 which is actual page 27 of the report. The third paragraph says given these limitations during our audit; we did not identify any deficiencies in internal control that they consider to be a material weakness. On page 192, page 29 of the actual report the third paragraph says in our opinion the District complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2024. Then lastly, on the management letter on page 193 -194 halfway down it says purpose of this letter. The purpose of this letter is to comment on those matters required by Chapter 10.550 of the rules of the auditor general for the state of Florida accordingly in connection with our audit of the financial statements of the District as described in the first paragraph, we would like to report on the following things. It identifies roman numerals I, II & III there and then on the following page it provides an answer. For the first one, it says current year findings and recommendations none

April 14, 2025

Middle Village CDD

then prior year findings and recommendations none. Number three compliance with the provisions of the auditor general of the state of Florida. As you read through each one of those, they say no significant findings and no such matters discovered so overall this is a clean report. Nothing negative to report on this. Unless you have any comments or questions, I just look for a motion to accept the report.

On MOTION by Mr. Steiner seconded by Ms. Arnau all in favor Acceptance of the Draft Fiscal Year 2024 Audit Report was approved.

Ms. Giles stated if anyone has any questions about the report, certainly give me a call or shoot me an email and we can talk about the specifics but it is a clean report.

Mr. Steiner stated Mike would this be in substantial form?

Mr. Eckert stated I don't anticipate there is going to be any changes so it would be just a motion to accept the audit. If there are changes, they are not going to be material.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Update on Request to Encroach on a Drainage Easement for Pool Construction

Mr. Eckert stated I have one item listed and five items total but they are going to go quick. One is the update on the request for the easement encroachment. We had a gentleman who wanted to build a pool in his backyard but build it within the drainage easement and pool deck. After the Board meeting, I spoke with the Water Management District which was concerned about the request because that drainage easement that is in the back of that lot is part of our permitted water management system that the CDD is the permit holder on and they wanted to make sure that we were not going to be approving anything that would be in violation of our own permit with the Water Management District. I ensured them that was never going to happen with the District. We are not going to approve something that puts us in violation of a permit. In addition, I spoke to the legal Counsel for the person who is making the request and the takeaway from that call was that she was telling her client hey it's not going to happen, you need to move on. That is the takeaway that I got and that was in part based on Water Management District, part based on our conversation and then part based on they reached out to the developer who may be the one who actually still holds the easement rights and they were like no way are we giving up

April 14, 2025

Middle Village CDD

the easement rights. If we own them, we are not giving them up. I think that issue is dead at least with this current legal counsel and she is not intending to pursue it any further. If I get a letter from new legal counsel, we will look at it again. We don't own the easement so we couldn't give up the easement rights if we wanted to but we don't want to be in a position where we are doing something that hurts our permit. That is the answer on that.

You approved at the last meeting an amended and restated license agreement with Trinity Baptist Church. I have not sent that to them yet. I just need to sit down and do that and will do that probably this week but again it's a cleanup matter based on the fact that we conveyed away that roadway and there is a little bit of maintenance that we do on their land. It is probably as big as this table is the area.

The legislative updates – the last day of the regular session is May 2nd which is always good to get that over with. They meet for about 60 days every year. There was a public records exemption for elected local officers and that was amended to exclude CDD Board members so you would not be covered by that public records exemption. Also, the advertising on your website instead of the newspaper was also taken out of the bill when it was amended. We will look to see if it pops back in and if not then hopefully, we will see it next year. That is kind of a brief update on the legislative session. I can answer any questions that you have. I will have the full report at your May meeting because we will know exactly then what passed and what didn't.

The next item I have is I did reach out to the county attorney to talk about the leaning column that we have. She asked me after we talked on the phone to send her an email with the documentation and the people that we have talked to and all of that. I am getting that together and will get that out to her hopefully this week as well.

Finally, the impact fee credit sales, you know we have a broker that is working on those. I spoke with her I believe it was after the last meeting about you know how that is going and she had said when she was talking to potential buyers, she was too late in the process because they had already paid their impact fees to the county and things like that. Now she is plugged into when they go apply for their water management district permits which comes way before they would ever pay the impact fees, so she is trying to identify potential purchasers from that pool when somebody submits an application. It is public record so she can look at that and say okay I am going to reach out to them and see if they need impact fee credits and want to save some money which would also generate money for you. That is the update on that and again it is in her

April 14, 2025

Middle Village CDD

best interest to find us a buyer the way it is structured. Happy to answer any questions on that or any other issue.

Ms. Giles stated Sherrie anything for District Counsel?

Ms. Mifsud stated I did have a question. At the last meeting there was concern from a resident about the motorized vehicles. Were we waiting on some verbiage from Mike for signs.

Mr. Eckert stated I provided signs related to the motorized vehicles and I provided that to Jay. I think that was in the agenda package in terms of the actual signage. We got that to him maybe the week after the Board meeting. It was pretty simple stuff really.

Ms. Mifsud stated okay, thank you.

B. District Engineer

Ms. Giles stated the next item on the agenda is District Engineer. Mike, are you still with us?

Mr. Silverstein stated yes ma'am, I coordinated with Jay to get out and go through the punch list from the 2024 Engineer's Report to just check on completion that is scheduled for May 2nd. Other than that, I have nothing to report.

C. District Manager

Ms. Giles stated I just have one reminder for you. At the May 12th meeting, staff will be looking for any guidance as we start to prepare your FY26 budget. Budget approval is at your June 9th meeting and budget adoption is at your August 18th meeting. In May if there is a specific line item you want us to look at increasing, decreasing, any changes, anything you are concerned about in the budget, the next meeting is the time to let us know before we start pulling it altogether. We will work with your accountant on that. She has copies of all of the agreements, second year pricing, third year pricing, where ever we are at with those vendors. She is tracking all of the local increases, maybe not with CCSO yet but we will try to get ahead of them. They typically put their increases out in January which is a little too late. She keeps up with all of the invoices and any known increases that we have with any local vendors. If there is an item you want us to look at just let us know at the May meeting.

April 14, 2025

Middle Village CDD

D. Operations Manager

1. Memorandum

2. Update on Open Items (Deer View Column Repair)

Ms. Giles stated Jays report is on page 198. There is no way I can do his report any justice. If there is anything on his report that you want to discuss, we can do that now. Later after you review it, if you have a specific question, he will be available by email maybe by tomorrow or the next day. Unless you have any questions about Jays report, you just want to email him and I, it's open for discussion now.

Mr. Eckert stated on page 201 of my PDF has the sign language that we provided. Jay had asked me hey you know if I already have a sign that says motorized vehicles prohibited can I just do a second sign that has the language. I said sure it doesn't matter whether it is on one or two signs.

Ms. Giles stated I think the green sign is what you have out there now, something like that.

Mr. Eckert stated the top part maybe. Mr. Eckert stated it doesn't matter if it is on one or two signs that are on the same post.

Ms. Giles stated I think he was going to do a combination of ordering some new signs and then taking those old signs and combining them with the second half in different locations throughout the District. Any questions on Jays report?

Mr. Steiner stated the only thing I would ask is would you follow up with him on the status of the fire sprinkler system. He has got in here update on report.

Mr. Eckert stated I think didn't he say that he went ahead and went with the company that he had the quote from because the other ones were slow getting out or weren't getting out and he needed to get the work done.

Mr. Steiner stated yes. The main thing is I think he has gone forward with ordering or getting so I am wondering how we are on installing them and resolving the Fire Marshal's issue.

Ms. Giles stated I think it is complete but let me find out because I dropped off checks for W.W. Gay signs, I think is the name of it for the fire system repair. I will follow up with him.

Mr. Steiner stated I was only concerned about the Fire Marshal.

Ms. Giles stated gotcha. Anything else for Jay that I can follow up on?

April 14, 2025

Middle Village CDD

SEVENTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item seven is audience comments and Supervisors requests. For the record, there are still no members of the public present so we will move on to Supervisors requests. The Supervisors had no requests at this time.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 12, 2025
@ 2:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated the next meeting is scheduled for May 12th here at the same location at 2:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Giles stated unless there is anything else, I will look for a motion to adjourn.

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

Signed by:

Marilee Giles

A38999D6EDC14F4...

Secretary/Assistant Secretary

Signed by:

Michael Steiner

DCEE675603EA40D...

Chairman/Vice Chairman