

**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, **May 12, 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  
Gerald Bowen  
Eric Marx

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Marilee Giles  
Katie Buchanan *by phone*  
Jay Soriano  
Mike Silverstein *by phone*

District Manager, GMS  
District Counsel, Kutak Rock  
GMS  
District Engineer, Matthews DCCM

**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 for the record there are no members of the public here.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the April 14, 2025 Meeting**

Ms. Giles stated item three is approval of the consent agenda items. The first one is the minutes of the April 14, 2025 meeting and is on page 7 of your iPads. Unless there are any comments or corrections, I would just look for a motion to approve it.

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On MOTION by Ms. Mifsud seconded by Mr. Marx with all in favor, the Minutes of the April 14, 2025 Meeting, were approved 4-0.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 24 are the financial statements as of March 31, 2025 followed by the assessment receipt schedule showing we are 98% collected on page 36. On page 38 is the check register as of April 2025 in the amount of \$206,700.64. I see no unusual variances on this check register. Unless there are any comments or questions, I would just look for a motion to approve it.

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

**FOURTH ORDER OF BUSINESS**

**Discussion of Continued Landscape Maintenance**

Ms. Giles stated item four on the agenda is discussion of continued landscape maintenance. We just left this on the agenda to allow the Board to have discussion about the landscape just to give you guys the opportunity to talk about it a little more. As far as the budget goes with the loss of the \$36K from South Village, Jay and I have talked about that. This District is pretty healthy financially with funds most likely available to cover that. I will not know for sure until the accountant gives us the budget and we will approve the budget June 9<sup>th</sup>. Probably that last week in May, Jay and I will be able to take our first look at the budget and see how that \$36K is going to play into that. This is just an opportunity for the Board to discuss about the landscape maintenance and any thoughts or ideas you guys have about that going forward. Jay, anything new developed since the last meeting.

Mr. Soriano stated I know that Chalon had gone through it and picked out items that as we go along that we decide we want to change or adjust to take some funds out of a service that he or she has been looking at that and we will present it. I don't think they have numbers to everything but they have kind of picked out what to do. Most of the items would be things like over seeding the areas outside of the amenity center. Our Bermuda gets overseeded in the areas

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that we own and want to look good for instance the amenities or the big clock tower that is all our grass. We would oversee those areas. There are a lot of other areas that we oversee that are not really ours. Outside of cutting, one thing that happens if we don't oversee the grass just turns yellow. It's not that it is killing it, it's just we are not getting that winter grass in. That could add up to a couple of thousand dollars here and there just to do that winter green look but it is not a requirement. There are things like that, that we have looked at that we can present to help cut some funds here and there if we decide that is what we want to do.

Mr. Steiner stated I would still like to go ahead and have staff look at ways to bring in these other communities which are not part of MVCDD but do receive benefit of the improvements we make. I think trying to carve out and pick and choose areas of trying to work this due to the irrigation mainly is going to be a nightmare. I know as a MVCDD fee paying resident as are the rest of you, I don't relish the thought of enhancing other people's areas at the cost of our own. There are some areas where we can possibly look at like where the sidewalk delineates what is maintained by MVCDD and what might be a candidate for the communities that they surround to take over. Right now, we cut up to their fence line from the sidewalk. The fences in most if not all communities belong to that community. If there is something wrong with the fence, they are responsible for paying. It is a place that we may be able to nibble at to continue to go ahead and soften the budget impact. Staff has assured me that we are in a condition to where absorbing a budget the loss of the \$36K may not be a big issue and we may be able to absorb it without a big impact. The impact is that \$36K could be used to do other projects. A few years ago, we made up a list of things, sort of what would we like to do to enhance our areas. One of the things we had talked about was extending the promenade by adding a nature walk on the far side of the lake opposite the existing promenade. We looked at several ideas of going and doing that but stopped because we initially were thinking that area wasn't ours. As it turned out there is an area along the berm that is ours and putting in something like a wood chip path, is feasible. The big cost there is we would need to put in a bridge that goes over the outflow area of the lake. That would be the biggest cost item involved but as far as coming in and just bringing in a bushhog or whatever and just cutting that, not making it paved, but where people could go. This is something that we have been asked for by our residents. Other things that could be impacted are: the level of enhanced planting around this building, the grand lawn out here along the new fence, anything that we could add to beautify would be

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impacted by having to go spend on this enhancement along Oakleaf Plantation Parkway. I would like to keep this on the agendas for a while we continue to look at it and see if we can come up with an idea that we haven't thought of to start resolving some of these issues. Like Jay said, there are areas that we might be able to modify where it won't be as big of an impact. We don't want to just cut it in such a way that the residents feel like it is not up to what it was before and it wouldn't be. It is not something we had as a requirement, it is just something we started doing and sadly once you start doing, it is expected in the future.

Ms. Mifsud stated that was my question. The Homeowner Associations that we are referring to, are they aware of our generosity for lack of a better word.

Mr. Steiner stated that is something I have asked staff to pursue. What I threw out as a conversation starter was have a town hall meeting type thing but make these other communities, whether they are in MVCDD or not, like Forest Hammock and some of these other new businesses, the car wash up here and all of these business entities that are coming in. We are going to have Baptist Hospital coming in. I don't know if they are part of the ones that pay assessments but making them aware, here is what we are doing as a courtesy and while we can't assess you, we will accept contribution. The main thing is having them at least take some of it but with the nightmare of the irrigation systems, I don't think this is something that is going to be as simple as I had hoped. Then again, none of the places where we have tried to unravel have been that way. I would hope that the Board agrees to keep this on the agenda and that we not give up on it even if we find a way around the initial shortage while we continue to endure being the only community that is paying for all of this enhanced landscaping.

Mr. Marx stated all great points. You mentioned some of the communities that we are actually cutting their grass. We should make sure that is a talking point when we speak to those communities to say if you chip in, we will keep doing it, but if you don't we have to stop.

Mr. Steiner stated I think it is just making them aware that we do this out of courtesy and because of other changes, we may no longer be able to do that. In addition to doing that, we are doing this area out in front down the common area of the parkway or entrance area around your community, you need to go ahead and it would help us greatly if you took over the mowing and so forth of that area and just have it as being an extension to their landscapers. They are going around on the other side of the fence why not come around this side of the fence too and take it up to the sidewalk. We also talked about the fact that for a lot of these communities, their

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landscapers are not that large of company in some cases. We have a very large company that does a lot of business with the plant nurseries. Allowing us to get a better price in some cases because of economy of scale. These other communities could place an order and possibly just piggyback on ours to where they get the same pricing as ours so it wouldn't be a big burden. We have some communities that are already paying for the landscaping in front of their areas and other communities that aren't. What really concerns me are all of the communities that are going in that are not part of the MVCDD and they utilize our infrastructure. At this point, just keeping this issue on the agenda and ask staff to continue dialogue with these other communities to see how best to educate them and their residents as to what all is being done as a courtesy.

Ms. Giles stated the only thing I would say is if we do a town hall, only one Supervisor could attend. Katie, do we do town halls?

Ms. Buchanan stated you can. I probably would just notice it as a workshop so all the Supervisors could attend without worrying about violating the Sunshine Law.

Ms. Giles stated when we get to that point, we will notice it as a workshop that way you can all five attend it.

Mr. Steiner stated consider it then basically the concept of a town hall and call it whatever it needs to be. If it was beneficial and can't be called that to resolve it then basically, relying on staff to communicate what the Board is trying to get.

Ms. Giles stated I think that is where we should start because even if Jay talks to each one of those entities that doesn't mean they will all come. We will work through that.

Mr. Marx stated is there a precedent for that?

Mr. Soriano stated not really because it is a little different here with such large CDDs. Many CDDs especially ones that GMS works with; they have one maybe two HOAs. They don't have a lot of other entities like commercial inside them. We have everything either on our border or within our borders so this is a little different. We have 13 HOAs between the two Districts. We have the two Masters and a whole bunch of subs. You have commercial HOA at your clock tower. We have our commercial businesses that are separate. It is just different because of the size of this District. We haven't really seen a need to do a workshop where we pull in all of these entities whether they are a part of the District or they just sit on the edge of the District and other places because of that.

Mr. Marx stated thank you.

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Ms. Giles stated we will leave that on the agenda and start a dialogue with those different entities and let them know what is going on.

## **FIFTH ORDER OF BUSINESS**

### **Board Discussion and Guidance for Preparation of the Fiscal Year 2026 Budget**

Ms. Giles stated the next item on the agenda is Board discussion and guidance for preparation of the fiscal year 2026 budget. We are going to approve the budget at your next meeting on June 9<sup>th</sup> and then we are going to adopt it August 18<sup>th</sup>. That will be your other night meeting. In this District, we have two night meetings a year, one is in the spring in case we need to update any rules or just to have a night meeting and then the second one is for budget adoption. Those are on the calendar for June 9<sup>th</sup> and August 18<sup>th</sup>. This is on the agenda to give the Board the opportunity to provide any guidance to staff. I know in years past there would be a Supervisor that focused on a particular line item that they wanted to see increased so that we had more maintenance hours. Typically, Jay works those numbers into the budget and the accountant looks at all of the invoices and all of the agreements and she puts together a budget based on numbers. Jay and I look at it and will increase or decrease based on projects that he has got going on in the future and then we will present it to the Board. When we approve the budget next month, if it is higher than you would like we can lower it at that meeting, but once it is approved, we can't increase it. When we do budget adoption in August, we can decrease it then. It is better in June if it comes in a little high and then we can work it down at adoption. We will bring you a good solid budget in June. If there is a line item that you want to see increased or decreased now is the time to let us know that. Jay, do you have any particular line items that you want to see changed.

Mr. Soriano stated no not at the moment. I don't have any concerns for anything needing more or less.

Mr. Bowen stated during that time, when do we discuss the part about the methodology?

Ms. Giles stated I am going to work with the accountant and use that new methodology to prepare the budget because it is going to have the changes in it. There will be a public hearing at the August meeting along with your public hearing to adopt. That will be the public's opportunity to come and speak about that methodology. That is what Mike was talking about. A letter will go out because that section that the change effects is going to get a letter because their

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portion of the budget is going to increase. They will get a letter in the mail letting them know that it is increasing.

Mr. Bowen asked how many different methodologies is it going to present? Just the ones that we have looked at before?

Ms. Giles stated the new one. The new one only effects that one group.

Mr. Bowen stated okay. There was no methodology where I saw where it was each one got; everybody was equal.

Ms. Giles stated we haven't approved that methodology yet. We will discuss it at our August meeting during the public hearing. If there are public comments, we will listen to them and then the Board will make a decision to adopt that methodology or not. If you all decide not to adopt that methodology at that meeting, we will announce it on the record and will make a change to the budget changing it back to the methodology for to that one section, multifamily high density with aquatics. That is the only section that the methodology changes anything for. Single family, multifamily and multifamily high density had no changes. It was just the high density with aquatics that was affected by the methodology. They will get a letter in the mail. They will know that their assessments are increasing. At the August meeting if the Board says no, we don't want to do this, we will say it on the record and then I will take the budget back to the accountant and tell her to change it. It will all be done at your August meeting. Anything on that Jay? Anything that I missed? When I present the budget to you in June it is going to have that new methodology for multifamily high-density aquatics. It is going to have their change in it.

Mr. Bowen stated wasn't there like two or three different methodologies for that group? I thought there was one where there was like their reduction would be.

Ms. Giles stated oh yes so as this one goes up, the others come down.

Mr. Bowen stated right but it was based on a percentage, correct?

Ms. Giles stated yes.

Mr. Bowen stated did any of those have where everybody, the single-family residents and the high-density multiple families would be equal?

Ms. Giles stated single family, multifamily and multifamily high density were all an ERU of one. Those three were the same. The fourth one is the multifamily high density with aquatics

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and that is the one that was 0.70 I believe. I think it was 0.70 or 0.75. That is the one that we made a one so they are all going to match now. But these three were already a one.

Mr. Bowen stated so we are still looking at multifamily to go to one.

Ms. Giles stated yes. We are going to bump this one up to a one. These people will definitely get a letter that their assessments are going up. The other group will not because theirs are going down just a little bit while his goes up to become equal. But the budget that you see in June will have those changes in it and then when you all adopt, if you all decide to not adopt that methodology, I will take that budget back and make those changes as you all spoke on record. More work for the accountant but we are going to present it to you with the changes in place. So, are we good, nothing in particular you want to see increased? Your accountant does a pretty good job working with Jay on known projects in the future so I am comfortable with your budget going into it.

Mr. Steiner stated I assume Jay that we are maintaining our current levels on the rentals for this place which is one of our income sources.

Mr. Soriano stated I always hesitate to call it income. It is an offsetting thing. You are definitely coming back up. We are not back to our highest point. Before we kind of slowed down on rentals during the pandemic time, we had hit a year where we were at about \$100K in offsetting revenue that we brought in because of rentals for this room. Then the next year because of all of those changes and people not being able to be out and travel in big groups and things like that, we hit a low, I think we were about \$35K to \$40K in the next year. It slowly is coming back up but we are not quite back to that high point yet. One thing we have talked about over the years and it really isn't going to be thought about in our budget but it is something for you guys to think about you know we have done it in the past but increasing room rates because that is where you get those offsetting funds from. It has been a few years since we have done that. It helps to bring up that offsetting revenue. The one thing I kind of argue is it keeps value in your property. The last time we increased rates for this rental area, we did a big study. We went out and checked prices on different rental areas, things like that. We were pretty much bottom of the barrel. The one thing the Board wanted to keep at that time was to make sure the residents were always the lowest. A wedding in this room if you are a resident versus \$700 which is outrageous even in comparison to those places that we studied. A member of a country club is not \$700. We always try to keep it low especially for our residents but we have had one or two



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times in the past where we increased the rates for things like rentals. Like I said, I think adds to value. If people are paying nothing for this room, they don't care about taking care of it. They don't really care as much about the neighborhood and argue for we broke your elevator but we want a refund. Those type of things that we get all of the time. That just comes back away from the neighborhood. You are not really hurting me. It is not my income. It is not a private business. This is your budget and your neighborhood and all you are doing is taking back away from that. I kind of argue about the value in it more too. It may be one thing that you want to look at. I usually try to stay away from doing that right at budget time because we have so many other things to worry about. It is another public hearing. It is something we may want to look at next year.

Mr. Steiner stated in any case that is a revenue generating point that helps offset any increases that we have in the normal area. Have we gotten the percentages of what they are possibly forecasting for landscaping?

Mr. Soriano stated they are still under contract so they give us their amounts each year and every year was like 4%.

Mr. Steiner stated things are going to go up and that helps offset that revenue coming in for here which is why we try to spend a lot of time on focusing on keeping the level of appearance and desire here.

Ms. Mifsud stated one is tied to the other. You can't expect higher premiums for a rental and not have beautiful landscape too.

Mr. Steiner stated the bad thing about it is we can forecast based on past history, it's kind of hard to set the future so you can't overload it or depend on it too much. I don't know of anything else that we need to look at. I assume we aren't having any major projects coming up that I am aware of.

Mr. Soriano stated not capital yet. Timing wise, we are off a little bit. One big expense out here, you are getting closer and I don't believe it's this year but it might be the next two years is the pool in the back. It was built at a different time. We marcited that one and we are getting to be about 13-14 years old. When we did the remarcite now 10 years ago for the rest of the pools, our goal was we want to make it at least 15 years before we start looking at this again. If we can, I would like to make it 20. In fact, we could spend a couple thousand dollars extra to have bead aggregate put into the marcite help bind it and make it stronger. We can try to reach

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20 but 15 is generally a commercial goal. Manufacturers tell you to start looking at it at 12 years and we are getting close to that. The pool in the back is actually now beyond that, but I wanted to try to make it last as long as I could so that we could almost even them out and when we do the marcite to the other two pools, we do that one also. That is going to be a big project because that is a lot of pool to do all three of them. I am hoping I can push it off a few more years. Right now, for next year I don't see a single one-time major project, kind of like a \$60K or \$70K roof, we don't have that anymore. Our air conditioners, we have kind of gone past all of them. We do have a lot of little jobs you know \$10K to \$15K. We talked about a basketball court or anything like that but not anything major that I am seeing this next year to worry about.

Ms. Giles stated we will look at the Capital Reserve Study when we put the budget together to see what is in there for recommendations and what Jay says we can push off and what we need to repair or replace that particular year.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Buchanan stated we have an update coming probably next week that summarizes some of the legislative changes that would impact Special Districts, otherwise, I don't have anything further to report from Mike. I would be happy to take back any questions.

Ms. Giles stated thanks Katie.

#### **B. District Engineer**

The District Engineer, Mike Silverstein is on the line. Mike, do you have anything for the Board?

Mr. Silverstein stated on May 2<sup>nd</sup> I met Jay onsite to walk through the punch list report, Engineer's Report. We checked off a bunch of items. There is still some follow up drainage related that Jay says he is working on. I sent that revised report back into you guys so you can post it to the website. If there are any questions on that, I can answer them now. If not, I have nothing else to report.

Ms. Giles stated thanks Mike. Jay, do you have anything to add to that?

Mr. Soriano stated this will be kind of a step plan. The first one we received did have some added items in it that were not ours. I had given that back to Mike back when we first did this at the beginning of the fiscal year. He adjusted everything to take off the areas that were not ours. This is the 30-40 end points of things that were ours. I have gone through a lot of the stuff

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that I can take care of. There is an exception as Mike was talking about drainage wise that has to do with ponds. Lake Doctors the lake contracting company will help us with that. When they are finished, I can get Mike out to kind of look at those areas and check those off too. If there is one or two items left, we will make sure they get repairs. Each time we update it; we will stick it on the website. It shows anything that they have concerns with as far as structural or safety issues. We do one every year so October we would do another one. We will walk through and see what concerns are out there. Right now, we have kind of done those first couple of steps knocking a lot of those off.

### **C. District Manager**

#### **1. Reminder of Ethics Training and Form 1 Deadline**

Ms. Giles stated I do have a couple of things for you. Just a reminder that your ethics training is due by December 31<sup>st</sup>. I will try to give you reminders about that. It is four hours and it's the videos that you click on and watch. There is no test and no certificate at the end of it. You will have to get that done by December 31<sup>st</sup>. Also, your Form 1 deadline is July 1<sup>st</sup>. That is at the Commission of Ethics website. I can forward you that link if you need me too. I think I forwarded it out a couple of weeks ago. You should just be able to click on that link and it take you right to the Commission on Ethics website. When you log in, somewhere as you are going through the screens there is a small white button that says bring over my data from last year. It will populate for you what you did last year and then you can just update it from there. That is due by July 1<sup>st</sup>. That is where you are going to check the box that said I completed my ethics training in 2024. I will try to keep reminding you about that. The Form 1 I can go follow you on so as you do it, you can let me know or I can just log in and check it. I think there is a fine for that one if you go beyond the deadline so I will try to just keep reminding you so that you do that and not get fined.

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**2. Report on the Number of Registered Voters (4,759)**

Ms. Giles stated on page 102 of your iPads, Florida statute requires us to provide the number of registered voters in the community and as of April 15, 2025, there were 4,759 registered voters in the District.

**D. Operations Manager**

**1. Memorandum**

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

Ms. Giles stated Jays report starts on page 105.

Mr. Soriano stated we will go through the first page of my report but I still have some pictures here for you guys. I didn't see you last month so I will update you on some of these items. I wanted you to see some of the work that was done last month and this month. We have had a couple of neighborhood events you know community wide garage sale was in the Spring and our Easter egg hunt, virtual egg hunt. I did have to reschedule our first dive in because we ended up having a hole in our inflatable screen. We didn't realize this until that day so we are working on making that repair. Hopefully it will be good for our first dive in which will be this week. We will just have to reschedule that one. I usually keep July open because the pools are extremely busy in July but that is probably when we are going to have to squeeze that other movie in. The Spy Kid series, we paid for all of those licenses so we want to be able to get them out. I will probably squeeze that into July since the other dive ins are already kind of scheduled throughout the summer. We have done our registration for the summer swim team at this point. We are just over 100 kids. The year around swim team the reason I put a question mark on there was the plans right now. We did talk to them while they were here and what they were looking for. It is not really a year around team; it is just going to be in the off season. I like that better because a lot of neighborhoods where we have both a recreational team and a year around team, there is actually a difference between the kids. Many times, you have more competitive kids on the ones that are all year around and travel to different meets throughout the year. They have different practices too which means if we were to continue that, almost have two teams, we would just take up that pool so much more. The idea is this is just a supplementary to the summer recreational team. So, the kids that are a little more serious and don't need a lot of that summer rec team will end in August and then in September or October they get back to practicing for that. They call it year around but it is not actually year around, its more just the

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off-season swim team. That is what they plan now. They did their last month of practice in April and now they are waiting to go to the rec team. You actually see our numbers there for rentals. Like I said we are kind of building back up. All weekends are staying pretty packed here. We are getting more usage of those additional areas like the bridal suite and grand lawn, and Wanda stays pretty busy with her tours. There are not too many times where this room is empty outside of a couple of weekday meetings. As you get closer to Friday, Saturday, and Sunday, this place is busy every week. As we get into summer, then we will start to see you have some weekend weddings and showers and things like that, this room will be filled with. Moving on just to update you on some of those operation items. The fire system we did get a signed contract back last month and it was just after the meeting from W.W. Gay Sciens who I was working with to do the repairs on the sprinkler heads. I haven't been given a date when they actually plan to start because it will be something that I will send out to ask to close down the building. They do have to dry out the system for the sprinklers to be able to take the heads off. Every once in a while, that can cause problems so I don't want anybody in the building when we do that. But they have to give me a date and they haven't responded with a date yet. We did give them a one-month time from when they signed the contract to get everything done so they are running out of time. If they would at least contact me, that is part of the contract. If they can give me that verbal and say hey, we need a couple of more weeks because we are stuck on a job. I haven't been contacted to this point but hopefully they will so we can knock this off of our list. It was about half the price of our contracted vendor but it doesn't do us any good if they don't show up. Some of these items that are on here are not just updates but some of the maintenance items that are completed are actually in those packets. I will go through these with you real quick. That front page is actually our tennis gutters. If you look at that, one of the things that was on the Engineers Report was actually the down spouts and our gutters. We did replace the gutters on this building when we did the roofing and they looked great. We actually got contrasting gutters so dark brown almost black is what we put on this building. They looked really good. The original gutters that were still back there on the tennis building, they were white large 6-inch round gutters and were starting to rust completely through. You can even see the rust kind of bleeding onto the white trim at the tennis center. We went ahead and replaced those this last month. You can see all new gutters. In there you can also see one thing that we have worked on for the last few months is actually changing the hardscaping. The bottom right-hand picture shows the tennis

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building without the gutters, it has the old white ones on there. If you look to the right and left of that the walkway there, it was just an overgrown area that used to have some grasses. We could also add some azaleas. We had a couple of trees there too that were known to have been hit by lightning in that same area. Those trees eventually died and we pulled them out. It was just kind of an overgrown forgotten about area. I used some leftover pavers and bought a few more to match and used some of the contractual work from the landscape company which we are still waiting on some from last year. I don't want to say it is free, it's what we already paid for but it's something we get in the contract to fill in those areas. We did paver work there so it kind of made that area bigger. That is where they can stand now to view the tennis matches going on. That was added and we kind of worked that into our regular maintenance schedule this last year. Everything out there is looking really kind of nice. Not completely done yet because I am waiting on some of that furniture that we reused at the pool that we had recoated and restrapped which will go out there for those people to sit and I will move some of the lower tables out there for them to have near that to hang out. They don't really have any dedicated furniture to the tennis area. The next page is the motor work. I talked to you guys the last month I was here about one of the bigger projects and concerns I had at the pool were those valves. The first picture is of one of those big rusty valves. If you look at the gray phalange that the valve is on, it is a cracked phalange so we need to replace that. The biggest concern when we went to replace the valves and the contractor started a few weeks ago pulling that apart. When he pulled the motor back, you could see how rusty it is. It just started to flake apart. Even putting it back into position on those pipes, it was leaking everywhere. You can kind of see it. I just actually grabbed a piece of the volute there where the water goes into the motor and just broke a piece of steel off. That is how bad this is. It is a 20-year-old piece of equipment. Even though we have replaced that motor in years past, that volute part is the original one from when we opened 20 years ago. I did have the contractor go ahead and replace that. That is what took kind of a long time, they had to redo the piping, rebuild the valve areas, the phalanges and then we had wait on the new motor volute which you see on the next page. I powder coated that and that was put in. It is a big pool. They did have to drain the pool down to below the level of that piping so water is not rushing in on them. There is no way to have a valve there to close those pipes off so we drained the pool out last week. That was one big complaint that the pool had to be closed for a weekend because there was no way to finish it in time to get the pool filled back up. This past weekend, everything was

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back in place so we opened up this past weekend. Everything is back on. Those new valves, you can kind of see them there. The top bigger gray one is the newer style valve. You see the old red rusty one. That is what our water runs through. When you see these older commercial pools, a lot of times they will have a lot more of that big, galvanized steel. Sometimes it is powder coated and sometimes it is not. What happens though when that water runs across it and picks up the iron from that especially if you have cast iron volutes which we do too that iron gets deposited with the marcite. There is nice bright white marcite there. You see the lifeguards constantly out there scrubbing when its slow. We treat it with stain cleaner. You saw us out pressure washing a couple of months ago when we drain it. That helps to get rid of it. But then you got this nice bright white marcite and the iron comes out in the water. You may not see that iron but it sticks to that marcite and when it builds up you see these little brown flappers. That is actually rust. That is deposit from the metal that is in the system. When we get our new parts, I try my hardest to either have a powder coated unit like this or, I didn't really take a picture of the inside of that volute opening but the impeller that is on this motor now is stainless steel. The biggest part that is hitting the water and spinning is stainless steel that won't rust. It doesn't deposit any iron into our system. It is a little more money but we did get a good deal on it. Actually, the motor we ended up getting a great deal because this was a 20 hp motor that we took out. They didn't have one available. We did have to wait two weeks for this one. But because of the work with do with Compact, I have actually built these pools 20 years ago. They supplied everything for these pools 20 years ago and I have worked with them ever since not only on this property but a lot of other properties that have commercial pools like this. They gave us a 25 hp motor for the same price so a couple of thousand dollars for this motor. The nice part about this is that motor, because the impeller is the right size, can't really push anymore water but I can slow the motor down because it is strong. Right now, that motor is actually only going at about 30 Hz compared to 60 Hz. It's only working about half of its energy to do the same flow to get the same amount of water out there. It is only working half as hard. The idea behind that is hopefully the motor lasts longer and we use less electricity. I don't know if it will be noticeable on our bill, but my concern is that motor lasts longer. The next item we saw when we were doing that, we also drained out the spray ground and it's because we noticed some leaking while we were out there working. There is a picture there that has two little red circles in the spray ground and along the side of the wall there. We had this area cleared out when we were pressure washing, doing stain cleaning getting

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rid of the kind of brown areas that you will see on there. We noticed dark coming back in, sand coming back in through those openings. That shouldn't happen. That is where water goes out to our motor system. There was dirt coming in and the only way that can happen if there is a crack in a pipe some place under the ground getting in the motor and that dirt makes into the pipe then comes back into the system. We found a few spots since we had it drained out so we went ahead and did some leak detection and found a few spots. Those two pipes where those openings are, that little yellow line is actually the direction of a pipe going back to the motor was cracked right under the shower. We were able to repair that. There was also a major crack in the main drain. That is the picture above it. That was sucking in quite a few hundred gallons basically. That just goes into the dirt below the pool. That big pipe there you see underneath the circle, that is what gets sucked back to the motor. This water is getting pulled in toward the pipe but since there is an opening around the pipe, that water is kind of rushing in there too and just going out to the dirt underneath the pool. We were able to seal that up. That is kind of a temporary fix. It may last a year, may last two or three years. The only way to do a permanent fix would be to dig that big what kind of looks like a box around the pipe that is made of fiberglass. The only way to get to that would be to dig that out, put a new box in and re-fiberglass around the pipe. That is major work. Not only that, but that sits underneath your spray ground structure. That is right in the middle where kids run over the top and have a little slide area, things like that. Not only would you have to do digging into the marcite and concrete, but you probably would have to remove most of that structure, that is still a few years away. We do have that in our capital to do that. If I can make these kinds of fixes last until then, that would be my goal just so we can kind of match all of the major work up to the same time.

Mr. Marx stated do you have any idea of how much soil may have eroded from that leaking there?

Mr. Soriano stated no but we are not seeing any soft spots. There is no sinking in the marcite or cracking so I don't imagine that it is a major access or anything in the soil that I am concerned about.

Mr. Marx stated okay, thank you.

Mr. Steiner stated just out of curiosity is the fact of digging it up and replacing. Is there any way to run a liner.



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Mr. Soriano stated the pipe itself isn't cracked. If there was a crack in the pipe, we could line it. About the only way to do anything else besides shoving putty in there would be that we could fiberglass the complete side all the way up to the edge which is only about a quarter inch of that pipe to where the fiberglass sticks to that would stop water from going around the pipe. The biggest problem is you are talking about a box that is actually an 18-inch by 18-inch box and it sits in the ground. There is no way to get down in that box. Here we were using kind of make shift tools. The contractors head and arm in the box trying to reach down to the pipe to stick that putty in and around that pipe and to get all the way around it which is the hard part because of its location. So, as I said, if we remove the structure and actually dig up the marcite around it, then we can get to it easily. There is not a real easy fix to being able to even cover up the hole is the concern. Now we do know that we were able to jam a lot of putty in there and stop it but don't know if that is 100%. I can tell you the autofill used to run consistently throughout the night to keep that pool at, you know, somewhat of a correct level and now it is not running anymore. That tells me that we fixed most of the bleed but it doesn't mean it won't come back either. That putty can wear away. Like I said that part is a temporary fix. Where the pipes we saw losing dirt through the pipes, that was easy to fix. You dig them up; you can replace the pipe. The main drain one is a bigger concern.

Mr. Silverstein stated hey its Mike with Mathews. What size is the pipe you are talking about, the diameter?

Mr. Soriano stated it is an 8-inch PVC pipe in the main drain and sump is a 2 ft deep box.

Mr. Silverstein stated they can do a pressure grout on a pipe that size.

Mr. Soriano stated it is not the pipe; the pipe is fine. It is the fiberglass wall where the pipe comes into the sump box is where the leak is.

Mr. Silverstein stated I understand.

Mr. Soriano stated that last picture that I gave you was really just the surface. I wanted you to be able to see that. They are complete. I have not done a walk through with them yet. You see the nice new colors, the red, the green and the blue. It looks great out there. I have their check ready but I did want a walk through. They did make one mistake. I asked for black lines; I thought it would be really cool. It is a newer thing. I don't think the basketball players would care that they put white lines on there. That is traditional and it looks good. I don't think I want to take the time to keep the basketball courts closed to make them do the black lines. I did a

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mock up, you know and since it picked out those colors, I thought the black lines looked really neat and make it stand out. I will point that out when I go through the walk through with them but we are complete. They did a great job. They filled in all of our cracks and took care of all of the sand surface out there. The paint looks great. The other thing we were doing with it is we are going to replace a lot of the hoops. The hoops are old and rusty. Kids over the years have been dunking on them that pulled the hoops and damaged them. I did when we set this up order hoops but they haven't gotten here yet. Hopefully they will be to us in the next couple of weeks so we can put them all up and we can go ahead and open the courts so the basketball players can use the facility. It's just we don't have everything out there that I wanted to be there to make the place look ready to go. That last picture I gave you is really from Double Ranch. I just wanted to share with you. Over there we have a problem with people parking improperly in the parking lot especially on weekends where we have a lot of events going on. We might have soccer, might have flag football, the pools are open, you are at the fitness center and then even the people that just want to come down and walk their dogs around the track. What will happen on a Saturday when you come in, you will see people parking on the circles and at the end caps, things like that then get mad when we tow them. Over the years, we have kind of added to it. Let's put in more signs, let's have somebody help them by going out there to remind people you can't park here, things like that. This is the last thing we have done. I have started painting the curbs yellow. I tried to stay away from that because it is kind of like just adding more signs. It becomes obtrusive after a while. You should know not to just paint up your own parking spot. I would think most people would know that especially when you pass a sign that talks about you need to park in the designated areas or you will be towed and they still do it. The Board over at Double Branch did agree to allow me to paint. We did just the top corners so it doesn't look that bad. It is about a 2-inch strip where it is yellow then we will have those little no parking rectangles that you see there so it won't be really obtrusive, but it will definitely be something you are not going to miss so we don't get that argument from people that I didn't know I can't park here. Like I said, you guys don't have a problem but I do think I would like to keep it consistent and paint your parking lot the same way. It looks good. It is not something I would have worried about painting everything fully yellow, red curbs anywhere like they have in some places. I have gotten compliments on it so I think I would like to carry that over here to your parking lot. Like I said you guys don't have much of a problem so if you don't want me to that is fine but I wanted to

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bring it to you first and see if you guys have any concerns with it, if not then I will do your end caps and islands like that also.

Mr. Steiner stated Jay I don't have a problem with it. It was just wondering what areas you would be doing around the circle out here.

Mr. Soriano stated not in the circle just because that is one of our highly photographed areas so same thing there about signage out there. Even if it is hard sometimes. We replaced that real big sign that we used to have at one point that said one way with a little one that says one way. Whether a big sign or a little sign is out there, they still go around both directions of the circle. Because it is a highly photographed area, I don't do too much out there like that. This is really for the parking lot.

Mr. Steiner stated it would be basically in the parking area around the end pieces.

Mr. Soriano stated yes, the end pieces where they are not supposed to park. This picture specifically is one of those big circles in the middle of the parking lot. People think they can park in that circle and it kind of congests it. That is actually the travel way for traffic so it makes it hard for people to get in and out. That is why we want it off the circles too. You don't have any circles out here. You do have a lot of the island end caps though.

Mr. Steiner stated okay.

Mr. Soriano stated unless there are any questions on any of those other maintenance items, the only other thing I have for you that was not in there is I did have a request but was trying to double check the date. I believe October 18<sup>th</sup> was the request for the lady that does the vendor fair out here. The last couple of years she has been doing it the weekend before Halloween. She did give me a different date and I am pretty sure it is October 18<sup>th</sup>. I just wanted to bring it to you guys. We have had no problem with her doing the last couple of years of this event but I usually bring you the date.

Ms. Giles stated Jay did you say we have had problems or we have not?

Mr. Soriano stated we have not. She has done pretty good making sure everything is low key. There has been no damage. She cleans up after everything. This one hasn't been an issue.

Mr. Steiner stated she just had one not too long ago, didn't she?

Mr. Soriano stated yes. The spring one is done at your sister District over at Double Branch in their back parking lot and the one in the fall is done here. That is what we try to do. Once we pick out a date, I let Wanda know to say hey if you have a wedding just let them be

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aware because the more we put in our parking lot, the busier this place gets. We have a tennis tournament going on, there are people downstairs using the fitness center, just out in the facilities and you have a wedding now you have a parking lot that is taken up with this vendor fair. It can cause issues in your parking lot. We try to limit those things and make sure everybody knows of the other events going on. If we have to, we just take a weekend off where we don't have a rental or we make sure that rental, oh we really want this October 18<sup>th</sup> weekend, okay just be aware parking might be a little tough.

Mr. Marx stated so the date is October 18<sup>th</sup>.

Mr. Soriano stated yes.

Mr. Bowen stated Jay I have a question for you. If it has been addressed, forgive me. What is the situation out here in the parking lot where the cone is.

Mr. Soriano stated we are sinking. I have had a couple of companies come out. We did flatten it out and put asphalt in there but after a couple of real heavy rains, we started to see it sinking again. I need a couple of companies come out that do parking lot repair but they mostly kind of like we do asphalt and seal coating. I need somebody that is going to come in with a little bigger device and actually dig down to see where the water is going. You know, maybe a concern once they dig down that I have to get the engineer on it because there could be a crack in the drain next to it. If that is the case then we have to look at the box that is there. That is kind of beyond ideal but once we have that company come and dig that up, that drain is 6 to 7 ft deep. Whether they dig down 3 ft and find an access to find out what it is wrong, or they have to dig all the way to the bottom of that box to find it, we just have to figure out why the sand keeps sinking.

Mr. Silverstein stated hey Jay it's Mike again. If you want before you go through something where you are digging up pavement or surface to access this to figure it out, we can send a camera through that. There is a company that we typically use called APS.

Mr. Soriano stated I will contact you to see if you any other asphalt guys that I haven't reached out to yet that can take a look at it. Just as of right now, we haven't done any digging. The only thing I have done so far was we filled in. We tamped it and filled it in then put a layer of asphalt to flatten everything out. We even used that seal coating there to help water penetration from that but that doesn't help if the ground is sinking out from below. That just stops when you have a hole in the top. We no longer have a hole in the top and it is still sinking

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down so you see this depression when you go out there. That is where my concern is. We haven't dug yet, but yeah if you have some vendors, I can reach out to that might be able to look at it and say I know exactly what that is.

Mr. Silverstein stated it sounds like it probably has a crack in the drain line. Are you noticing any sand building up and getting in the basement?

Mr. Soriano stated no so I have been watching that. That was the first thing I looked for. I didn't see sand in that. You see there is a big drain box next to where those cones are and there is no sand in there, but it doesn't mean it's not going in the other direction.

Mr. Silverstein stated right. What size is that pipe in that drain box do you know?

Mr. Soriano stated I don't know. That one is pretty deep down there. I can see the opening but I can't really tell the size. I will get some pictures for you but that is a big box.

Mr. Silverstein stated okay.

Ms. Giles stated thanks Mike. Anything else on Jays report? Thanks Jay!

## **SEVENTH ORDER OF BUSINESS**

### **Audience Comments (limited to three minutes) / Supervisor Requests**

Ms. Giles stated item seven is audience comments and Supervisors requests. Just for the record there is still no members of the public present so we will move on to Supervisors requests.

Mr. Steiner stated he has a question of whether or not we need to ratify that contract that he signed.

Mr. Soriano stated we can't ratify yet because we haven't paid or done any work. We can do that at the next meeting. I can make everybody aware and to my amount. Just to let you guys know last week we did send out an agreement so Mike was able to sign for me. I had an air conditioner unit downstairs that just does the bathrooms that are in that little dark hallway that we have downstairs and the concession stand. The bathroom is not so much of a problem. We do have fans in there to help circulate the air but it is going to get hot and those bathrooms tend to get musty. But it's a concession stand. Now I get pool party rentals. That is starting to build up already. That concession area where they do their food and stuff like that, and serve their guests out of that, we want to make sure that is comfortable. It is hot. This is an older unit. It is a smaller unit. I think it is only like 2.5 tons. We have been over the years just a thousand dollars here, two thousand dollars here to fix leaks and replace refrigerant. It has got to a point where now I might as well just replace it. There is no sense in year after year spending a couple of

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thousand bucks so I gave you a proposal for less than \$7,000. We make sure we do that agreement through our lawyer's office too so that we don't get stiffed on anything and I did have Mike sign that. The work hasn't been done yet. I don't think they have signed their side yet. Hopefully, this week I will hear from them so we can get that in because like I said we are starting to fill up on weekend party rentals.

Ms. Giles stated Jay, is that within your spend limit?

Mr. Soriano stated yes.

Ms. Giles stated anything else Mike?

Mr. Steiner stated no, that is all.

Ms. Giles stated Sherrie?

Ms. Mifsud stated I have a question about the pillar, where are we with that?

Mr. Soriano stated we are in the same spot. I handed that to Mike Eckert. I did see another email go out between Mike Eckert and the county lawyer. I didn't see a response from her at all. So, you know, for what else they can do for us. Because the last thing they did for me, basically, you know, there was a permit that kind of made it sound like a hold, harmless but it wasn't. Basically, it still said we are responsible for any damage done on their property. We own said property that is why we are asking them to actually take care of it. We are willing to pay for it but they need to give us something that says yeah, you guys are going to pay for it, we are also not going to hold you responsible for anything done to a pipe. That is what our concern is. But we haven't gotten anything back from them yet. Actually, that was one thing that Mike Silverstein and I looked at. Mike Silverstein, I did order the little device so it might give me an idea. There is kind of a little level thing and I can actually take measurements right now. I have been sharing pictures with these guys on how it looks. You can see it sink. This will allow me to actually take measurements, not just a picture. You can tell in the picture it is worse than it was a year ago. That will give us data and we can use that especially if there is any argument.

Mr. Marx stated why didn't you guys fix it faster.

Mr. Soriano stated we have been trying. So that will help out but as far as moving it from the county, we have got nothing.

Mr. Marx stated you said you have ordered that device, but don't have it yet.

Mr. Soriano stated it is just like a lot of little sticks on the side that will allow me to measure.

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Mr. Marx stated I see.

Ms. Giles stated Eric, anything for Jay?

Mr. Marx stated no ma'am. Thank you.

Mr. Silverstein stated I was just going to say if the county does start getting to work on that thing, I would take some pictures and a reading before they do.

Mr. Soriano stated okay.

Mr. Silverstein stated in case it does decide to go the rest of the way. You know, I don't know what that will do for you and the county but you can maybe work something out if they make it worse.

Mr. Soriano stated Katie if you get a chance to let Mike Eckert know we did discuss this again at the meeting, but I have Mike Eckert involved now. You see all these emails that go back and forth between me and the county or Mike Eckert and the county but we just haven't gotten a quick enough response from them and said you guys can go ahead and move forward with your plan. It's not even a lot of money. I think less than \$4,000. It was \$3,500 that we approved to do the work.

Mr. Marx stated and there is no request for escalation because it is going to be a safety hazard.

Mr. Soriano stated that is pretty much the final person, you know, the lawyer and the county lawyer.

Ms. Buchanan stated it looks as though Mike Eckert reached out again on the 10<sup>th</sup> so very recently and I don't believe there has been a response back yet.

Ms. Mifsud stated as a resident, who would we need to reach out to, a commissioner?

Mr. Soriano stated yes. I know the one lady that actually came in now over a year and a half ago that was kind of yelling at us about the sinking driveways, if you guys' recall. The first three driveways behind that pillar are also sinking in the ground. That is how I found out the county knew about it because they marked those driveways. That pipe runs underneath all of that down the road. She was the one that said she is reporting it to the county, but at that point, I think they were focused on the private homeowner's property. This is their property. But that will be our next main concern I guess would be if there was a big safety issue and they still couldn't fix it or straighten out how we view the work, it would almost be better to spend funds, hate to do it,

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to take it down until they have the pipe straightened. We don't know how long that will take. They don't have plans on repairing that pipe anytime soon.

Mr. Marx stated I would have to imagine if that thing falls down and caps and everything breaks it is going to cost a lot more money than if we disassemble it.

Mr. Soriano stated depending on how much money we pay the demo crew. They will try to save a lot. We have had to rebuild one of those columns before and it cost about \$14,000. The biggest thing wasn't cost, but it took us forever trying to find the right brick. That Boston colored brick is not really easily found out there anymore. Twenty years later getting a supplier. If you notice, the one we did was on the Double Branch side. When you come on Oakleaf Village Parkway the other four columns, the one all the way to the left that was the closest we could get. It still stands out a little bit. The bricks are a little brighter than the other three. It's not just fading. It is the red brick. It's hard to get the same design so that is the biggest issue.

Ms. Giles stated thanks Jay.

Mr. Marx stated we could also by the way talk to the superintendent of schools. I don't know if you guys remember, there was a big chunk of sidewalk right in front of the school that was sticking up and was tripping kids every day. I actually spoke to the school superintendent to get him to pressure the city to fix the sidewalk because of the school and all the kids walking by. You have to tell them there is a large pillar that could fall on one of the students.

Mr. Soriano stated that may be helpful. Like I say, even the residents, whether its just for their own concern because they live right there or a kid walking by because it is kind of close to that sidewalk there safety wise. The more people we have complaining to the public works department and the county commissioner who lives right here, complain to them so we can get it done. We have offered to pay for it. We have already set everything up. Hopefully, they are still willing to do the work and not say that we need to do a new proposal. We have pretty much already got everything to go, we just need something in writing saying yeah.

Ms. Mifsud stated that proposal is several months old though, right? And based on a tilt that was probably not as pronounced as it is now.

Mr. Soriano stated I am hoping it still would only require the same work with the HELICOIL but we will see. Pricing wise yeah, they may come back and say well that was almost a year ago.

Ms. Mifsud stated has it been that long.



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Mr. Marx stated I wasn't aware about the issue with the driveways and obviously there is a leak under there that is causing the sinking, correct? If the county doesn't fix that, there is no point in putting the pillar back up.

Mr. Soriano stated they are kind of like giant ground screws that will go in. It will hold pretty steady. It will actually go below the pipe about 25 ft. deep so that will go into dryer soil that basically sits on top. The pipe runs from here to here, it turns and goes down the road there, is it Timberlake? It is timber something. It runs down there and as you turn in you see our column on the one side leaning. The very first driveway behind it you see the size of a pipe they had kind of estimated the pipe run underneath the first slab and it's sunken. So, their second slab sits up about 2 inches. Then the next house, you see the same thing but its just not as bad. We must have softer ground closer to the Deer View side there or its cracked and when water runs through it especially during heavy storms, it is leaking out of the pipe and making the ground soft. With that, any weight on the top of the ground is going to push it. The idea was they are deep enough to where it shouldn't affect if it keeps leaking. The county fixed it because it is a very large pipe. This thing, the way he explained it to me and Mike Silverstein kind of looked at it, I forgot what you found Mike. But it's big enough to walk in and not one of our little drain pipes. This is a monster pipe so they don't have the funds to dig it up and replace the pipe so they are going to line it, which can work but even that is hundreds of thousands of dollars for a pipe this size.

Ms. Giles stated thanks Jay.

#### **EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 9, 2025 @  
2:00 p.m. at the Plantation Oaks Amenity  
Center**

Ms. Giles stated the next meeting is scheduled for June 9<sup>th</sup> here at the same location at 2:00 p.m.

#### **NINTH ORDER OF BUSINESS**

#### **Adjournment**

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

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

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Signed by:  
*Marilee Giles*  
A38999D0EDC14F4...

Secretary/Assistant Secretary

Signed by:  
*Michael Steiner*  
DCEE675503EA49D...

Chairman/Vice Chairman