

**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, **June 9, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner	Chairman
Sherrie Mifsud	Vice Chairperson
Gerald Bowen	Assistant Secretary
Eric Marx	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Jay Soriano	GMS
Chalon Suchsland	VerdeGo
Triston Cottrell	S3 Security
Jennifer Stanton	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limited to three minutes)**

Ms. Giles stated the only members in the audience is the staff. If it is alright with the Board, we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the May 12, 2025 Meeting.**

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Ms. Giles stated item three is approval of the consent agenda items. On page 7 are the minutes of your May 12, 2025 meeting. Unless there are any corrections or changes, I would just look for a motion to approve the May 12<sup>th</sup> minutes.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the May 12, 2025 Meeting, were approved.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 34 are your financial statements as of April 30, 2025. Your assessment receipt summary is on page 46. It shows we are 99% collected. Your check register is on page 48 for the period that ends May 31, 2025. I see no unusual variances with any of the consent agenda items or the financials. Unless there are any comments or questions on the check register, I just look for a motion to approve it.

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

**FOURTH ORDER OF BUSINESS**

**Discussion of Continued Landscape Maintenance**

Ms. Giles stated this item is on here just for continued Board discussion about landscape maintenance. I will open that up to the Board if they want to have further discussion on this.

Ms. Steiner stated nothing at this time.

**FIFTH ORDER OF BUSINESS**

**Discussion of the Draft Supplemental O&M Assessment Methodology**

Ms. Giles stated this is the draft assessment methodology that we looked at a few months ago. Certainly, we can discuss anything in it, but on the last page you can see the numbers that are plugged in based on the proposed FY26 budget and how it affects each of those product types. We did use this assessment methodology to prepare the budget for you today. There are two tables on your budget, one using this and one not. We will go over that when we get to the budget. This item on the agenda is for discussion and then when we get to Resolution 2025-03,

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we will approve that resolution approving the proposed budget and the methodology. But for this agenda item, this is just further discussion for the Board.

Mr. Steiner stated if I understand correctly, what this has done is basically set all of the categories to an ERU of one.

Ms. Giles stated on Table 7 is the benefits and allocation for parks and aquatics. We changed the high-density multifamily aquatics from a 0.7 to a 1 in line with the single family and multifamily. This agenda item is just a discussion item for the Board. No motion here. The motion will be made when we get to Resolution 2025-03. If there is no further discussion on this, we can move on. But if there is, we can pause here.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026, Approving a Revised O&M Assessment Methodology and Setting a Public Hearing Date**

Ms. Giles stated item six on the agenda starts on page 169 and that is Resolution 2025-03 approving the proposed budget for Fiscal Year 2026 and approving a revised O&M assessment methodology and setting a public hearing date. Today we are going to approve the proposed budget and set that date for adoption. Once we approve the budget, we will provide a copy to Clay County in accordance with Chapter 190 of the Florida Statute. We will set an adoption date no sooner than 60 days. That is the requirement in the Florida Statute. That public hearing date, staff is proposing to be August 18<sup>th</sup> at your 6:00 p.m. meeting. As long as the Board is okay with us adopting on the same date as your meeting, that is good. Mike, is there anything specific on the resolution that you want to go over?

Mr. Eckert stated only that it mentions the new assessment methodology and states if the Board adopts it, that is what we will use moving forward. But if the Board does not adopt it then we will just be using the methodology we have. That is the concept that will be repeated when we actually have our assessment hearing. That is all I have.

Ms. Giles stated thanks Mike. Since we do have a member of the public present, I will just go ahead and give a broad overview of the budget if that is alright. Sir, there is a copy of the budget on the table back there, you don't have to but if you want to follow along you can. The budget you have before you has four funds that we will talk about. We usually talk about three of

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these funds every meeting. You have the general fund, the rec fund, the debt service fund and the capital reserve fund. On page 12 of your hard copy, page 185 of your iPad. On page 12 there shows that side by side comparison of FY25 and FY26 but it also shows two tables. The top table is using the proposed O&M assessment methodology that we have been talking about for a couple of months and below is if we don't use the proposed assessment methodology. Jay and I are prepared to go over any budget line item in the general fund, the rec fund or capital reserve fund that the Board wants to discuss in detail. Just looking at this table, you can see how the assessments are affected using this methodology. The single-family decreases. Multifamily decreases. Multifamily high-density decreases. Multi-Family High Density Aquatics increases. At this time are there any specific questions about the budget? Jay, is there anything specific on the budget that you want to point out or go over?

Mr. Soriano stated no. There were a lot of lines that we looked at and actually had the opportunity to increase and even making sure we are putting enough money aside for things like your capital reserve. You guys are sitting really well and that is where we kind of want to stay as much as possible. We are always putting in 100%, if not more that was expected in the capital reserve study that was done a couple of years ago. Also trying to keep it at that for times when we need a big repair project done or maybe there is something new that we want to do out there. It doesn't really affect our regular operating budget for that year because the district has a good amount in the bank and that is where you guys are sitting right now, is that we are able to fund that and even stick extra in that. It has not affected our annual assessments. We are still able to stay flat this year.

Mr. Steiner stated without nitpicking the budget, I just had a question. On page 4 of the budget, which is page 177 in the packet, down in common area maintenance, are you seeing something with streetlighting and electric?

Mr. Soriano stated no, the common area maintenance went from \$80,000 to \$84,000. We don't generally use all of that. That does go towards a lot of your hourly maintenance guys. That is the biggest part of it. If you recall last year, we did ask to put an extra guy on. It has not really affected us that much. I wouldn't say it's adding a huge amount \$60,000 or \$70,000 but it does add a good amount. That a lot of times is split between different areas so common area maintenance is one.

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Mr. Steiner stated within common area maintenance, the cost breakdown on electric and on streetlighting went down.

Mr. Soriano stated electric and streetlighting are going by actual bills that we have received. The common area maintenance doesn't. Common area maintenance is kind of guessed by how many hours we might put in or what we think we are seeing as far as projects and those hourly charges. But electric and some of our utilities so even irrigation sometimes, I can look at actual bills and get a good idea of I know we should only be at this much of an increase or we did good. For the last two years, we have had \$10,000 less than what was planned, let's take it down a little bit. That is kind of what we did here.

Mr. Steiner stated the only reason I asked Jay is the fact that looking at the numbers for electric, it starts out we went in and budgeted \$20,000, prorated went on through, the projected amount is \$20,000 but we dropped it by \$2,000. I am just saying I can understand the labor or anything like that but I think as a resident, I don't anticipate a drop in my power bill. I am going to see something that is going to be going up. Streetlighting is the same way. I know that we are trying to get away from certain streetlighting but I don't know if that is what you have got calculated in here. The hours I have no trouble with.

Mr. Soriano stated it's a couple of years so I am not sure if Marilee actually sees where we ended up last year and the year before but we have been under that \$20,000 budget for the last couple of years. I like padding even if it is only a \$1,000 to \$2,000 extra.

Mr. Steiner stated I am just concerned with the fact that we are showing a drop in an area that I don't think most people will go ahead and agree that it will drop.

Mr. Soriano stated if we were running close but we have under each year, that was the biggest reason for it. I don't want it to sit out there and look like we have had it at \$6,000, \$7,000, \$8,000 every year and that could be going toward something else we know we could use.

Mr. Steiner stated I don't mean to nitpick but it was just an anomaly that I saw.

Mr. Soriano stated that is actually pretty good. Like I said there are certain things that we can kind of guess on by projects but there are other things we actually use those bills that we see every month and go back for the last couple of years to see whether we were under on some of these lines, could we adjust them down or do we constantly see that trend up. Which most things we do, things don't get cheaper but electric was one that we are generally pretty high in.

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Ms. Giles stated she put a small contingency in there just like Jay saying, we don't over pad any of these lines but if it is something like electric or streetlighting that we don't have any control over, you will see on the narrative page, she tells you what the monthly bill is on the average. She put a small contingency there on streetlighting contingency. She put \$100 a month in there for \$1,200 for the year for contingency and that is how she got there. Some of these lines you will see on the narrative, she puts a small contingency but we don't ever want to over inflate that.

Mr. Steiner stated as I said I have no trouble with the hours, the billings, all of that but I would look at them going up and need to pad to go over what we have been paying this year to go ahead to be in the next budget. I wouldn't expect that padding to go down.

Ms. Giles stated right.

Mr. Steiner stated if I saw that we were having money left over, so to speak, from what last year was graded. But according to what I saw here and again I apologize I get caught up on little anomalies like that.

Ms. Giles stated we definitely appreciate when you all dig into this.

Mr. Steiner stated that was one of them and there was one or two others. It was just that item in there if this was something or a pattern, there is no problem from my standpoint. It should be in there. In fact, a lot of cases, I pushed Jay a lot of years to put in something. I don't know if the rest of the Board caught anything on it. But everything in the budget looks fine.

Mr. Marx stated I did have one question out of curiosity. Do we pay \$1,300 a month for two phone lines? Is that normal?

Ms. Giles stated if you will tell us which page you are on too so we can get there.

Mr. Marx stated page 7 amenity center with two phone lines \$1,300 per month.

Mr. Soriano stated yes so, the biggest problem with those is those are old copper analog lines that are very expensive. We are required to have those two lines. These are not the lines that anybody can call and get staff or anything like that. They serve your fire panel, which we are required to have and your burglary panel. Now the burglary panel I can switch and put on to what is called voiceover IP at an extra \$20 per month. These are old AT&T copper lines. We did try to switch fiber this last year. That has been a pain. If you notice, they have the poles out front where they dug up. It took them months to even get the fiber to the building. I still don't have the lines. I have internet but no lines yet. That fiber will be cheaper than the old analog style. But

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yeah, those old copper lines are outrageously expensive and most people don't even do them anymore. AT&T is actually trying to get rid of them. They don't want those old analog lines. They want to go to fiber but the fire marshal does tell you that you have to have a type of service in the building that has 100% uptime. So, you can't go to like a Comcast line. Comcast gets knocked out a lot around here. Again because of the fire panel and commercial building, I have to have that 100% uptime. Those lines are kind of expensive in the building. That is actually much cheaper. All of our lines used to be AT&T here so we had seven different lines. You had a line that goes out to tennis. You had a line for the pool. You had a line for the fitness center downstairs. You had burglary lines. The rest I was able to switch over to Comcast so that is part of that bill. But that is talking maybe \$150 to \$200 a month there. But AT&T is a \$700 to \$800 bill every month that we get for those analog lines.

Mr. Marx stated makes sense, thank you.

Mr. Soriano stated I am trying to change that. That is one that I want to be able to get away from whether they finalize the fiber lines or there is something else that we can get. Because even that is getting to a point since they don't really service the copper lines anymore, I don't see how they can guarantee 100% uptime on those either. Almost everybody is switching to either voiceover IP or fiber optic. Hopefully that will be change soon.

Ms. Giles stated thanks Eric. Julie, did you have anything?

Ms. Arnau stated no.

Mr. Soriano stated I did look really quick on September of this last year so right before we were finished, our actual was actually less than where we are at right now. We were at \$5,000 for electric for this building and we are at \$8,000 right now so we are expecting higher because it is the summer months with all of the pool equipment and everything out there, the tennis lights and activities going on all night. We generally do spend a lot more in the summer but even by September of last year, we weren't at \$20,000. We probably just looked at that pattern and cut down. I didn't cut it down too much. I'm sure there is still padding there.

Mr. Steiner stated okay.

Ms. Giles asked for any other comments or questions on the budget.

Mr. Bowen stated I have a comment here on security.

Ms. Giles asked what page are you on Jerry.

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Mr. Bowen stated page 4 under common area maintenance. You have security and then security Clay County. I guess my question is, I don't have a problem with that but if we can verify the service that we are getting. I brought it up to Jay before, just like are we paying this to make us feel good or are we actually getting a service from them?

Ms. Giles asked are you referring to like maybe a report from their shift.

Mr. Bowen stated yeah, some type of report knowing that hey they were actually out here.

Mr. Soriano stated there's actually times required here but we can't really talk too much about the times in a public meeting but there are times they are here. They actually check in and check in with staff and security and will also check out because they aren't here as much as some of the other staff is.

Mr. Bowen asked do we have anything showing that.

Ms. Giles stated you get a report don't you Jay?

Mr. Soriano stated not really a report unless there is a problem, I don't ask them to do it. If they stay here all night and staff doesn't have any issues whether it's security or the other staff they don't have to fill out a report. They do whenever they have an issue, whether its trespass citation, things like that they will fill out information to give to me. Our security guards will also have that and staff will have it.

Mr. Bowen asked is that an off-duty person or on duty person.

Mr. Soriano stated they are actually off duty. The security line there for Clay County is an off-duty officer. We pay \$50 to \$55 an hour right now.

Mr. Bowen stated I was looking at some of the invoices yesterday and it is confusing as heck to me as to what we were actually paying for. I have no problem as long as we are getting our money's worth.

Mr. Soriano stated yes, the biggest thing to me is making sure they do what we ask. There is always a little bit of trouble sometimes between them acting as an actual officer or them acting as an agent for us. They are being employed as a secondary agent basically and they follow our policies. Now an officer not an off-duty officer getting paid here but an officer doesn't have to follow our policies. They're just dealing with Clay County statutes. We call them in for things like say trespass. It is just the county statute. They don't get involved with let's say somebody wearing the right clothes at the pool. The officer won't get involved in that but they will get



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involved in the trespass citations. Once they are asked to leave, if they don't leave that is county violation so then they can do that. The off-duty officers are acting as our agent just like a security guard or a check in staff person. They can pretty much do anything as long as it is following the policies so that is a little different. Like I said, that is where they get those reports when there is an issue like that. As far as hours, we do have them on when they are here.

Mr. Bowen asked is there any overlap between them and the private security.

Mr. Soriano stated oh yeah, there is. They are here together.

Mr. Bowen stated so we are paying double.

Mr. Soriano stated there are times where you pay double, yes.

Mr. Steiner stated but they are covering different areas.

Mr. Soriano stated the biggest issue is response. Because remember, your private security can only do so much. If there is an issue like a trespass citation, fighting, whatever, something a little bigger, your security guards can really only report it and kind of help out. They can't contain it and they can't do an arrest report or anything like that. They still have to call Clay County Sheriff's office so now you are going to get the officer for Clay County in this area to show up and usually it's not quick. There is a difference between putting an off-duty officer on. So now as far as if you wanted to cut down some of that overlap, that maybe you would cut out some of your regular security guard hours. That would be a little harder and there would be a change in shift. We bring the off-duty officers in a lot of the part time hours both off season and during the summer.

Mr. Bowen stated but with the private security we know when and where they are, correct?

Mr. Soriano stated we know when the sheriffs' officers are here. There are actually certain times they are here, but like I said, I can't talk right now. We know when they are here. I can see them. They don't go off into the neighborhood. There used to be a problem with that. People thought that we were handling the off-duty officers that go into the neighborhoods. We don't do that. Our off-duty officer is just here. You will see the car down there.

Mr. Bowen stated in this area.

Mr. Soriano stated yes, just the amenity center.

Mr. Bowen stated so we are paying \$40? How much is it?

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Mr. Soriano stated right now I think we are at 43 or 47 is the budget. We were at I believe 80 or 90 so that was just changed about a year ago. We dropped that so we did cut a lot of hours when we went through this meeting for both security and off-duty officers.

Ms. Giles asked for any other Board discussion on the budget. On page 89 is that assessment methodology report. I just bring that up again because the resolution is tied to both of these, resolution 2025-03 is approving the proposed budget for FY26 and approving a revised O&M methodology. Both of which will be at the public hearing in August. Mike, anything to add to either one of those before I look for a motion. Unless there is anything else on the budget or the revised O&M assessment methodology, just looking for a motion to adopt resolution 2025-03. If a motion is made, if you will just specify if that budget is with the proposed O&M assessment methodology or not.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, Resolution 2025-03 Approving the Proposed Budget for Fiscal Year 2026 and Approving the Revised O&M Methodology for notice purposes & Setting the Public Hearing for August 18, 2025 at 6:00 p.m., was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

Ms. Giles stated item seven we will start with staff reports and District Counsel.

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

Mr. Eckert stated we did hear back from the county attorney who provided us some additional information. This is in relation to the monument that we have that is leaning. Jay, you have a copy of that. I think if we can go into that now or we can have a staff meeting and talk about it. But if you are prepared to talk about responding to what her comments were. Really, I thought it was a helpful response but they agreed that our monument did not damage the pipe. They are lining the pipe so they are doing something. They also questioned whether or not it was located on our land or the county's land. At the end of that, they said let's determine that and then afterwards if we determine it is on county land and that is what we have got to do then we will go ahead and she will work with me on the language changes I think that we had requested on getting that thing fixed. With that said I am going to turn it over to Jay. Jay and I have not had a chance to talk about this since I just got the response from her on Friday.

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Mr. Soriano stated if you look at the email they sent us you will see the two pictures of our property, those are from the property appraiser's map. I always warn everybody that is not a survey. That monument isn't in that little area which can be a problem. Hopefully, we did have easements applied for correctly for that monument to sit in their property. It is closer to the road and right of way than you would see here. This was 21-22 years ago now. We can do some digging for that. But it also creates another problem. If you see the bottom line actually has the green line where the pipe is supposedly sitting in that map. Either our monument sits more on their property or the pipe actually goes through our property. It is odd to me that you see those three driveways there. Each one of those are falling. They sit right along that pipeline and are each sinking. They have them all marked out. They are sinking because of wet ground. I think it is odd that they would tell us that our monument is just coincidental that it is sinking but has nothing to do with the wet ground and the pipe that is underneath of it. That kind of bothers me especially since I met with public works out there already and already knew this was going on. They told me that they were going to fix the pipe but it was just lining and they didn't know when. This was a year and a half ago when we started this process. I don't think we have a timeline now so it may be two, three or four years before this pipe gets lined. That is my biggest concern is letting that monument sit there. We are stuck because we really need their help and I know that is where Mike is at to make sure the legal side is handled. To fix it, we have to drive in, pylons are 23 ft. deep so that is going to be right next to that pipe and we want to make sure we don't damage anything and don't want to be held accountable if something does happen. You guys have even approved paying for this so the county doesn't have to do anything. We just need to be released from them really, so that we can fix it is our biggest concern. The one on the other side, I don't know if they realize there is a column on the other side. That is what they were talking about. It wasn't for removing them. There is a column on each side. The column on the right side is fine. It is nice and straight. There is no problem there. It's the one on the left side that just happens to be. That is kind of where we are at now. My concern is if we are going to continue with this where it is kind of back and forth, we only have so much time. It is moving. We just started kind of measuring it out this last month. Unless I can see major movement within a months' time, it is hard to tell. But when you look at it compared to if any of you guys saw it a year ago, that thing is sinking. I don't know that it would reach the road if it fell over. I know Mike Silverstein our engineer talked about going out there and wrap it with caution tape to make

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sure people are staying away from it. The sidewalk does not run right up to it so that shouldn't be a problem of it falling on you. That is not my concern but my concern is it falling out towards the road. Could it make the road, maybe. It is not a real tall column but it's not cheap to fix either. I would suggest that this is going to keep taking some time. Unfortunately, we may have to spend some money to almost demo it and take the parts off that I need that I can't get remade real easy. We rebuilt one of the tall columns at Double Branch on Oakleaf Village Parkway years ago if you remember. The cost of repairing the columns was around \$14,000. The demo was another \$45,000. It took out most of it, and it was kind of hanging on by a thread, so we had to knock it down. There is a lot of stuff on there that I can't rebuild. Those little Oakleaf C&C stone that is in there is very hard to get. I would have to get that chiseled out and set it aside in the shop and keep it until we have to put it back up. My suggestion would be we may just have to spend some funds to almost cut it down to the base so it can't topple over so we can be safe for now. The county could be another year or two years before they actually line that pipe. Unless we can get to a point where we can make this repair and not be held liable for any issues, I wouldn't be comfortable just leaving this constantly sinking and sinking and sinking. That would be the next thought, is how long we want to wait before we do something.

Ms. Arnau stated Jay my question is say we do get to a point where we can fix the pillar. The county still hasn't fixed the pipe. When they go in to fix the pipe, what is the ripple effect, is the pillar going to be in jeopardy again when they go in to fix the pipe.

Mr. Soriano stated it shouldn't be. By this, they said they were planning lining it. They run this big rubber liner through the pipe. The crack doesn't actually get repaired. It is just now coated. Now the ground would be soft and water can't come out. You can't have flooding issues and soaking into the ground around the pipe. That makes it more solid. We might be able to do something like hydraulic foam that they pump under driveways. They can actually lift up pretty heavy things. So even this column could be straightened out with something like that. My concern is doing that right now even if you pump a whole bunch of this hydraulic foam in there, the ground underneath that foam is soft. It is still going to eventually sink. The idea of those pylons going out is they are going so deep that they are getting beyond that pipe and beyond anywhere that is wet. Deep enough down, it is just clay and sand down there. That is what this fix was going to be. But the concern is the pipe is right there and we don't want to hurt the pipe.

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Ms. Arnau stated well that's my concern. When they finally decide to go in and get to the pipe, is it going to jeopardize if we spend the money and we've already stabilized it.

Mr. Soriano stated not for the pylons. If we do this fix, as long as we don't hit the pipe or anything like that there are no concerns with liability, then its pretty much filling it straight. We won't have to worry about whether they don't fix the pipe for three or four years or they do. We're going to be straight and it's going to be fine. And then lining it, they don't have to do any digging. They don't have to come back in and move the pipe around or anything. Our problem would be if they decide, hey we are not going to line this anymore, we're actually going to do that big pipe up, that would be more of an issue. Then our fix would be kind of wasted because it is right there next to that pipe. So again, just the mechanics of the whole thing where if you go put pylons in now, let's say inadvertently damage the pipe more, wouldn't that be better than doing it after they fix the pipe? I kind of want that to happen.

Mr. Marx stated so again, just the mechanics of the whole thing where if you go put pylons in now, let's say inadvertently damage the pipe more, wouldn't that be better than doing it after they fix the pipe? I kind of want that to happen.

Mr. Eckert stated well or if we prevent them from being able to fix it through a liner because of what we do, that could be an expensive thing for us to deal with. So right now, they can fix it with the liner at least that is what we are hearing there but if for some reason our contractor goes out there and damages it to the point where you can't do that, that would be a problem for us.

Ms. Arnau stated that is the issue we are having with them releasing this from.

Mr. Eckert stated yeah that is the right of way agreement that they provided basically we are assuming all risk of damaging all of their stuff and we are kind of like its already damaged. The one thing you could do but it is spending money is to get a survey to determine if it is on our property or not. It sounds like Jay thinks it is on their property and not ours.

Mr. Soriano stated but even if it's part on our property, it still creates a problem is that we have to be able to fix it.

Mr. Eckert stated right and not damage the pipe at the same time.

Mr. Soriano stated yeah like I said, so right now even if it is on our property, their pipe runs under our property. They even have marked behind the column where that pipe runs through underneath the first houses driveway. So that pipe does run into private property there, which can

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happen if they have an easement. I can't see the easement from the property appraiser website, but we probably have it on a whole survey plat. But that means that pipe is still underneath of our column either way, and we're kind of stuck.

Mr. Steiner stated Jay what did you say the cost of demoing the tower?

Mr. Soriano stated the big one on the other side is around \$4,000 or \$5,000. Now that is the demo. They knock it down. The only thing they save for me there was that big concrete cap. You have those white slanted caps. They were able to stick, it's called a long reach like a giant forklift, stick that underneath then lift that off and put it on the ground for us. We are able to kind of tuck it away for a couple of months while they rebuild the brick columns. Everything else just have it knocked down. Here, I would actually look to spend a little more money so that they save more of the bricks. Because that is also the hard part.

Mr. Steiner stated that is what I was going to suggest was the fact that rather than doing a full demo, go ahead and basically cut it in half. The big problem that is only going to get worse is the fact of finding matching stones. Therefore, if we go ahead and take it and reduce that top heavy part of it, that should slow or alleviate the pitch. Then we could simply come back in and have material, if it's done right, should have the material to restore that back to its current state once we get the problem solved underneath, however long it is going to be. But the longer we keep going, the more of a risk it's going to be that it could cause additional damage or injury. It also goes ahead and is going to exacerbate the supply for doing a rebuild because the material can't be gotten now. There is no indication that we will get anything to match. You said there are two columns there, right? What we are really looking at is not just creating something and yeah, it's different but you will get used to it. You are going to have two different entry enhancements in that drive area.

Mr. Soriano stated the labor would probably be a little more because are going to ask them to take the time and cut it apart and try to save all of the brick. It is called Boston brick. That was a problem we had when we were redoing the one on the other side. We were having problems with even finding that type of brick. So, we ended up getting the closest thing we could find. Now, as you drive through Oakleaf Parkway you can probably see the one that looks a little bigger. We got it to match pretty well, but there's still. You got four columns and one's different. To try to match a lot of those brick colors and even the perfect sizes is kind of tough. If I can get them to take it apart, it's just going to be a little more labor that is all.

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Mr. Steiner stated the big thing also I think that is going to need to be done is conveyed to the homeowners in that area that community why its being done and yes, it's not going to be there for a while but we still have to wait for the county to fix the problem. That hopefully can be dressed up a little bit while its sitting in a demo state.

Mr. Soriano stated what I would do is when you look at them. I brought you guys a picture before, I didn't think about bringing a copy this time. But when you look at them, there is actually a sandstone base to it that has the solid near bases, kind of like our big clock tower and bell tower. You have these big kind of light tan-colored bases that would get chopped off right there at the base so all of the red brick, all of the fancy design plus concrete work on top would be what comes off and hopefully saved as much as possible. The base would just stay there.

Mr. Marx stated is there the possibility that the county if they do for some reason replace that pipe, that base will be in their way and we will have to remove it, would it damage it?

Mr. Soriano stated if they want to dig up but that would be the case anyway, even if there is an easement there. If they ever have to dig something up, they get the right to go through that property so we would eventually have to remove the base if that is what they do. But right now, like I said with their statement, their plan is to line it.

Mr. Marx stated I wouldn't trust what they say from month to month.

Mr. Eckert stated it is a significant cost difference for them, like hundreds of thousands is my understanding.

Mr. Soriano stated yeah, it's a big pipe.

Ms. Mifsud stated the experience I have had with public works fixing deep down like in Oak Point at that culvert, that took years. I think it was probably like two to three years. Does the damage to the pipe that is currently there, in two to three years and lets just assume that it's going to take that long because that is what the past is telling us, will they even be able to line it at that point. Does the crack continue to degrade and at some point, they need to replace the pipe?

Mr. Eckert stated it could be.

Mr. Marx stated I think the most prudent course of action is we take it down now and let it sit dormant until they fix it and then we put it back up later. I have to imagine we have plumbing running underneath many of the other monuments going through the area and this is the only one that is a problem. We fix the pipe, fix the ground, it gets compacted again and put

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the tower back up with no pillars, nothing crazy and everything is back to normal. I don't think there is any point in us doing anything that could either damage the plumbing further or that they are going to tear up.

Mr. Soriano stated I can take that as direction because even if it's more than \$4,000 to \$5,000 of demo, I have plenty of money there that I can use as a discretionary. It's just I wouldn't have gone that route the last couple of months, this last year, because I would rather fix it. We had a quote for \$4,800; it was less than five grand just to do the pylons and fix it rather than spend money to take it down and then just have to put it back up. Whether it is one month of waiting or a year of waiting, those bricks are going to be in the shop and protected, but there would be no column there. So, I wouldn't have originally spent that money, but if that's the direction, like I said, for concern of how long this takes, safety, and the fact that if it were to topple over, I will lose lot of stuff that I have trouble finding a way to get it built again. If that is the direction, I can work on getting it cut down.

Mr. Marx stated I assume you'll also make sure, because as soon as there's a platform there, some kid is going to start playing on it, so just make sure they can't hurt themselves.

Mr. Soriano stated yes it will still be capped off just not with the nice fancy concrete slant caps you guys have. We will probably just pour concrete on the top. I shouldn't need anything. Like I said, unless it comes back that the labor is going to be \$12,000 to do something like that, I shouldn't need anything from you guys other than this direction.

Mr. Eckert stated thanks Jay. The second item I had on my report is the amended and restated license agreement with the church. Remember that is the one we brought back to you because we don't own the road anymore. They signed that and we have that document so that should be buttoned up.

There was no change in the ethics requirement so you still have to do the four hours by the end of the year. There are a couple of other classes that have been added but nothing to exciting. If you need more information on that, let me know. I am sure Marilee will remind you about your Form 1 so I am not going to do that.

An update on the potential impact fee credit sales. I did talk to the broker over the last week. She has been talking to a developer who is interested in buying some impact fee credits but it is a little bit different than what we have seen before in the sense that historically when we have done it, we have sold them to a builder and the builder has needed them right there. This



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developer is looking for potentially purchasing them and then holding them then selling them to the builders that come into his development. The reason why that may make a difference to you is the amount that he may offer because he is going to hold them for a couple of years maybe a little bit lower. We don't have a firm offer yet but we have been talking to the broker about ranges that we think the Board might be interested in and we will certainly bring that back to you. I will say that she said if the developer is going to purchase any it would be at least be a \$1M worth of credits that the developer was looking to purchase. Again, you have an agreement I think with the other District that you all would sell if it was \$1M worth of credits, you would each sell \$500K of them and then you would get the revenue from that based on the percentage minus the broker commission. Nothing real to be able to have you act on today but hopefully if she is right on this one, maybe we will have something next month for you to look at. That's it. I am happy to answer any questions.

**B. District Engineer**

Ms. Giles stated for District Engineer, I know Jay has been working with him on finishing up the annual Engineer's Report. It is that time of year again. Every year it is a requirement for him to do that. He is working on your next annual Engineer's Report. I think it is due in July. Last year we received it in October. There was a little delay. He is working on that and wanted to let you know. Unless there is anything else for the engineer, I will move on.

**C. District Manager**

Ms. Giles stated just a reminder about your Form 1. Three of you have completed that. The other two, Eric I am going to follow up with Courtney on yours. I can't see it but I am sure she can. Sherrie, we have already talked. Like Mike said your ethics training. Mike, I may just ask for the new training links because I have an email that I think I got from your office that they can click on the different links. Something more exciting will be better.

**D. Operations Manager**

**1. Memorandum**

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

Ms. Giles stated Jay's report starts on page 205.

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Mr. Soriano stated we do have a couple items that were neighborhood events that we just went through. We did get our first scheduled dive in movie out of the way. That was here on your side. This was a little tough. This was the first one since I've got our new movie screen. It doesn't fit on your pool deck. We may have to move things around. We used to put it back there where you have this big screen seating area and steps. The kid's kind of hang on the side of the pool area. The adults sit in the seating area. But the new movie screen that we bought last year is about twice the size so it doesn't fit there. We had to move it to the end of the pool, and it actually stretches out over top of the pool, which is kind of an inflatable screen holder. So, it's just a little different setup, but everybody seemed to enjoy it. The one thing I do notice is that we just don't have the turnout here that we do at Double Branch when we have movies and events. There's always kind of an overflow over there. I just worry about everybody having a seat in an area to sit on the deck where here it's just size. We have plenty of space but people just won't turn out the same way. They do come and get food from the food trucks and hangout and watch the beginning of the movie and then take off. A little lower when it comes to attendance. Except for your school's out party. We did have our school's out party on the last day of school. We went through 25 pies on each side so there were a lot of people here. They were pretty happy and having fun but this is the first year since before the 2020 pandemic that we've been hitting kind of high numbers at the pool consistently. So, on the weekend we do have numbers that kind of match that pre-pandemic time. I even worry about are we getting close to capacity on days. I don't think you guys will have that problem. You can fit about 700 plus people on that pool deck before we start worrying about capacity issues. But that is tough on the lifeguard people. When we get 300 to 350 people out there, it's tough for them to deal with everybody and make sure they're watching everybody. Over the other side, they actually had issues in the past. Not this year yet, but they've had issues in the past where they get to a point that they actually have to stop families, even if they're residents, they have to wait out in the parking lot until a family leaves and then they can come in. That changed years ago once we put the computers in. It helps out quite a bit of keeping track and making sure people are here that are supposed to be here and not somebody else trying to sneak into the pool or people bringing too many guests or anything like that. The computers have helped out a lot. But then like I said, kind of that 2020 time, the usage dropped off quite a bit. We're just getting back to that now and it might have something to do with it being outrageously hot. Everybody's going to enjoy the pools. We do have some of

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those events coming up. In fact, this next week we actually, it's this Friday we have our next dive in. We have a poolside event that was put on the schedule for your sister District. I'm not sure how well it's going to work out. This is live music and entertainment. We will see how they do. If everybody enjoys it and it's well attended, we will schedule one here for the end of summer at your pools too. And then we do have to get in the one rescheduled dive in from April. Moving on, the summer swim team has had to make adjustments so your lap pool is down. Two weeks ago, we did have an issue where the very large motor that handles your adult only lap pool was fried during one of our storms. This is an older motor. It is about 14 years old now and we have had problems with it in the past. About three years ago, I had an issue with the seal on it. We did get a quote then to replace that motor. Luckily, I didn't have to. We were able to pick it up and reseal it and reseal it and it's made it for a few more years. But this was electrical issue where it actually burned out of the legs and the back of the motor the next day. I didn't realize. I was sitting there trying to reset the breakers and it's kind of leaking oil out of the back from overheating. Unfortunately, it is not something that we can repair that motor. When I got it quoted a few years ago, it is a specialized motor, it was \$20,000. It's not one that they carry anywhere around here. It's called a spec motor. They do work really, really well. I don't know that it's worth 20 grand. Fourteen years is a long time to go. But even if we replaced it two or three times in that time period, we wouldn't get 20 grand. So, I do have our contractor looking up to this point. It has been two weeks and they haven't found one that we can simply unbolt and put the new one in place even at 20 grand. But the next option would be to change the piping where it comes in and put a regular motor so that we can get back up and running. But there would have to be adjustments because there is a specialized setup. We can't just swap that and put any other motor in there. It won't bolt on the same way. They do have to move stuff around. There are 10-inch PVC pipes that come into your pool back area so they will have to adjust that to get it to work. But the first step was seeing if they could replace with something easy so that this would be quick. It wouldn't be cheap either way. But I do consider that more of an emergency operation so even when we find the fix, if it's above my amount I will work with your chairman and get this back up and running for our residents really quick and then next month we ratify it. Because of that though we have had to adjust a lot. We have 110 kids on our swim team. Right now, they are shuffling practices. They practice at Double Branch. Double Branch has allowed them to go back there. Years ago, before we had this pool, that's where the summer swim team actually

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swam and practiced and did their meets. You can't really do meets there too easy anymore. The biggest issue is that pool is considered too shallow, so they are not allowed to do diving. A long time ago we took out the blocks. They can go off the edge the way they need but because it's shallow it's not a real fast pool either. A deeper pool is faster for the bigger kids so they don't like to do meets there. But they have been able to make way with practice. They are practicing in the morning and then another practices at night. The middle of the day, the older kids are actually going over to Cecil Field. They pay for a lane per hour and then I will reimburse the coach at the end of the year. It shouldn't be that much money but we've already brought in all the registration fees for the kids. This was easier than canceling the season. We are doing what we can to try to get them back and work with the other teams, we only have two home meets, so to try to move those meets someplace else. Hopefully that will work out for those two meets. Our first one was this weekend and they were able to take care of this one. I haven't heard of the second meet yet whether that's going to be finalized. But if we can get that pump back and running before then, it wouldn't be an issue anyway. Moving on, you do see our numbers there. Like I said, those are coming back up to where you're going to see high usage. On Memorial Day we were actually above that number. It was 258 on Memorial Day at Double Branch, not your side. Your side was even worse. But at Double Branch we had 387 different check ins so these were different cards that actually scanned the system over Memorial Day weekend. So that right there you're seeing the average daily use is 258. That's even including a little slower during the week. But weekends it gets really crowded here. Moving on to the maintenance items. Our fire system repairs are done. They actually finished Friday. I am concealing a hole that we had to cut for them for access for one last pendant. But all of the pendants outside have now been placed. So now we can go through our inspections and get our contracted company to finish up any of their little repairs so that I can get a good clean check off on our sprinkler system. But that has been finished as of last week. Like I said, I did have to cut an access hole. You'll see it when you walk out. The one pendant that sits over top of the stairway landing is one that I guess didn't get thought about really good when they were refinishing the roof. There's no access to it. There is a crawl panel out here that makes it all the way around because you can't crawl into the attic that's over top of the stairwell. So, we had to cut a way for them to reach up and change that one pendant. I believe the guys were able to put a little door there to hide it, but we did have to cut into that roof. There was no way to do that last pendant.

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Mr. Steiner stated Jay was this the original contractor because I know we were having problems before.

Mr. Soriano stated this is the one that had been taking a while. This is the old W.W. Gay. They are split signs; it's the new company. But there's a lot of guys that are W.W. Gay Fire Protection system. They're the ones that actually did the work. The lower amount that we did with contract, but they were about half of what our current contracted vendor is to do all of these pendants. But those are the guys that's Jacksonville Sound and Cox Fire. Those are the guys that will come through and do the inspection once all of this is cleared up. Like I said, that was Friday. I sent them an email saying we're good to go. So as soon as they schedule their inspection time, we'll be complete with this part. And then unless there's any questions on some of these other maintenance items, that's actually it for me.

Mr. Steiner stated the only thing I was going to ask you is how we stand on the leak on the other pool.

Mr. Soriano stated the spray ground is still leaking a bit but nowhere near what it was. Our autofill doesn't run 24 hours. Unfortunately, I think it is going to be at that main drain pipe and the only way to repair that is going to be when we actually take that big spray system down, whether its next year or the year after, you are going to have to dig into the marcite and fix that main drain. We can find little leaks everywhere else and plug those up and that is what has helped but I think the biggest leak is at that main drain. We have plugged it up as best as we can with epoxy around the pipe but we can't reach all the way around where it is at and that is where I believe it is still leaking.

Mr. Steiner stated and the drain out here in the parking lot where we are sinking.

Mr. Soriano stated that one I did have a couple of companies come back out and look. I am going to talk to Mike Silverstein about it. Most of them actually look at it and think that we just didn't do a good job of patching before. They want to try to patch it again before they do any deep digging. There is no sand coming into our drain or culvert. If there was a crack in the pipe, you would see that dirt making it into the pipe and that is where you would get your sinking from. But we're not seeing that anywhere. So, they believe it was just an abscess or we didn't pack in well enough and that could be the case. My maintenance guys might not have done a really good job at packing it. Then they go up to the asphalt on top and with the first rain, it sinks. But if you've noticed, we've had a lot of rain the last I would say four to six weeks. It's not

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sinking any more than that right there so it very well could have just been they didn't do the best job packing it before they put the new asphalt on top. We are going to repack it and then we'll watch it when it rains. Because for them to dig, they're going to have to come in. If anybody thought there was a problem with that pipe underneath, we have to dig to the bottom of that box and it's about seven feet down. That would cut off part of your parking lot and would be a big project. Since both of them felt that this was an easier fix, I'm going to go with that first.

Mr. Steiner asked do you have an idea when you might be able to get to it?

Mr. Soriano stated so the last one was out two weeks ago. So hopefully this month we'll be able to pack that back in and see and then we'll just have to watch it during the rain.

Mr. Steiner stated I'm just concerned with the increased folks coming up to the area here, we don't have a problem show up.

Ms. Giles asked anything else for Jay.

Ms. Mifsud stated I have a question. Do we have a schedule for pressure cleaning? I see you are pressure cleaning some of the stuff. Do we do the pillars as well?

Mr. Soriano stated we do. They are actually getting to that next. They did Deer View last month. They did all the vinyl on Deer View. You may have seen them out on Hamilton Glen. We are pretty much done with all the white.

Ms. Mifsud asked did they do the pillars though?

Mr. Soriano stated yes. We do the white vinyl fences first. That's always the biggest one because that's the one that starts to get green at this time of year and everybody complains. Once we're done with all those, we go to the big signs, the yellow signs and, the pillars and then the buildings are done actually a few times over the year. We will get back to doing just the outside of the building, kind of a quick wash. The one thing we did different this year that hasn't been done in 20 years is I did the parking lot. If you've been out there, you notice a lot of curbs on the parking lot were cleaned up. They didn't quite finish because they did have to move to Hamilton Glen and Dear View. I started to get complaints from residents already so I moved them out there for their schedule. But they'll come back and finish the parking lot. It made a big difference. It's not something that is in our normal schedule, cleaning curbs and for the county, any of our roadways, we don't clean curbs. The county doesn't really like us pressure washing anything of theirs. Their sidewalks, their curbs or anything like that. Just for the concern is if we damage something and leave it like that, they're liable for it, it's their curb and their sidewalk.

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Everywhere else, you'll never really see that curb get done. But we did it here and it looks good and in the parking lot so I'm going to have them finish up there. The columns will be next and then we will go onto the brick.

Ms. Mifsud stated thank you.

Mr. Soriano stated we won't be pressure washing that one column.

Ms. Mifsud stated on the playground equipment.

Mr. Soriano stated we are just behind from a lot of projects and some of these other projects mainly when it came to the pools were more of a priority that's all. Hopefully I can start this month. We are going to be on Deer View. I have some new picnic tables and items like that, that came in that also will go out there that were noted on our last report. The picnic tables were old and rusty so a lot of that stuff is going out there so if we can get to the playground too and do repairs on that we will be finished with that.

Mr. Marx asked out of curiosity do you ever grease the springs?

Mr. Soriano stated not really.

Mr. Marx asked, could you? Right in front of my house, very loud.

Mr. Soriano stated we can. Even with industrial grease, since it is outdoors it doesn't last long. We do inspections. The one think you will notice, they get squeakier when the metal starts to rub. We can actually see that wearing down and we have to put new hangers in when that happens. We will take a look. If it is really, really bad then it could be time for new hangers.

Ms. Giles stated thanks Jay. Any other staff comments, Chalon or Triston?

Mr. Triston stated no, nothing from us.

## **EIGHTH ORDER OF BUSINESS**

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

Ms. Giles stated item eight is audience comments and Supervisors requests. Mr. Chairman who would you like to go first?

Mr. Bowen stated I have one question, I hope this is the right time. I was looking over some of the invoices, and I have a question on one. It's on page 167 on the iPad. It was a tree removal. It was damaged at the bell tower due to an accident.

Mr. Soriano stated unfortunately I don't have any reports on it. It looks like somebody rode up onto our property and took out a nice magnolia.

Mr. Bowen asked do we have any reports on it at all?

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Mr. Soriano stated not from Clay sheriff's office. I think Chalon did find some parts of the vehicle, some plastic parts but we don't have anybody that we can blame or hit any kind of insurance company for it. It was basically a hit and run. There have been a lot more people out there because the property right next to it is getting a lot of traffic due to the development. That big building is being changed for Orange Park but this was coming around the back side. They have a fence there so I don't believe it was any of them. It did happen in the middle of the night.

Ms. Suchsland stated I think what happened is they came around and they went through that light so fast. You can see where they hit the curb and came up and hit the magnolia. I am surprised they didn't go into the pond behind but from the parts that were scattered around, it was a white vehicle and was a Kia headlight. That is what we know.

Mr. Soriano stated the vehicle wasn't there the next morning. I am guessing they got it out and took off before anybody was able to report it. Whenever I can find somebody, the sheriff's office or anybody that gets an actual report and they give us an insurance company, I can bill the insurance company for at least the cleanup bill. We may not replace the tree. I don't think it's needed over there. In fact, nobody might even notice that magnolia is gone now. The cleanup does cost too.

Ms. Giles asked for any other Supervisor requests or comments.

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

**Next Scheduled Meeting – July 14, 2025  
@ 2:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated the next meeting is scheduled for July 14<sup>th</sup> here at the same location at 2:00 p.m.

#### **TENTH 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*  
A38899D0EDC14F4...

Secretary/Assistant Secretary

Middle Village CDD

Signed by:  
*Michael Steiner*  
DCEE675503EA40D...

Chairman/Vice Chairman