

**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, **October 13, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner
Sherrie Mifsud
Gerald Bowen
Eric Marx
Julie Arnau

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Marilee Giles
Mike Eckert *by phone*
Pong Lahn *by phone*
Chalon Suchsland
Jay Soriano

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 2:00 p.m. All Five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated there are no members of the public present at this time other than staff.

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THIRD ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the September 8, 2025 Meeting.**

Ms. Giles stated on page 7 are the minutes of the September 8, 2025 meeting. Unless there are any corrections or changes, I just look for a motion to approve.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the September 8, 2025 Meeting, were approved.

B. Financial Statements**C. Assessment Receipts Schedule****D. Check Register**

Ms. Giles stated on page 35 are the financial statements as of August 31st followed by your assessment receipt schedule on page 47 showing we are 100% collected for FY25. On page 49 is the check register in the amount of \$281,456.81. This check register is a little bit higher than normal. I see that EGIS is on there for FY26 but other than that I see no unusual variances. Unless there are any comments or questions, I just look for a motion to approve the check register.

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

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

Mr. Eckert stated he had one item to report on which is related to the sale of the impact fee credits. I provided your District Manager with the authorization of agent form where the Board would be authorizing Beth Breeding and her company to work with the county on the transfer of the impact fee credits outside of your impact fee credit zone to a neighboring zone but she needs something formal to be able to make that request to the county. I prepared the document that was provided to your District Manager to facilitate that. The Board still has to approve any sale that would happen but this would allow her to try to expand the market for the sale of these impact fee credits. Because it is not an agenda item, we would have to ask for any audience comment. But we will be looking for a motion to authorize the chair to execute that

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authorization of agent so we can keep trying to sell these impact fee credits. With that, I will be quiet and answer any questions if the Board has them.

Mr. Steiner stated Mike does this require a wet signature.

Mr. Eckert stated I think if we get a signature from you today, we can just email it to her and give Marilee the original then if she needs the original, she can get it from Marilee.

Mr. Steiner stated alright, thank you. With that, I will make a motion that Board authorizes me to go ahead and sign.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, Authorizing the Chairman to Execute the Authorization of Agent Form for the Sale of Impact Fee Credits, was approved.

Ms. Giles stated District Counsel I will take care of that today.

Mr. Eckert stated great and thank you Marilee. I don't have anything further at this time. I appreciate the Board letting me assist by phone today.

B. District Engineer

Ms. Giles stated Pong do you have anything. Jay anything to add engineer related?

Mr. Soriano stated we are going through their last engineer report. We've talked a lot of clearing of the culverts and things like that that were on that report. That's what most of that report was. And when we get a big chunk so a quarter or third of it, I will bring it in. That way we kind of save on time before the engineers come through because they will kind of retour the whole place with me rather than bringing them in for just one or two items and then keep doing that. Knock off a big bunch of the report, bring him back in and then he will update that report for us and we will place it on the website. Then we will go a couple months and do that again until we are finished and by then it will be time for the new report. We do this every year.

C. District Manager – Discussion of Fiscal Year 2025 Goals and Objectives

Ms. Giles stated on page 212 you will see the Fiscal Year 2025 goals and objectives report. Each of the goals and objectives have met the standard identified in the reporting form. Unless there are any comments or questions, I just look for a motion to approve it.

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On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor, the Fiscal Year 2025 Goals and Objectives, were approved.

D. Operations Manager**1. Memorandum****2. Update on Open Items (Deer View Column Repair)**

Ms. Giles stated the Operations Manager Report starts on page 217.

Mr. Soriano stated we have just had a couple of neighborhood events. We did have one, movie in a park. The second one was just this past Friday and it was canceled due to weather. It was a little ugly last Friday and I just couldn't get the equipment out there. Even though it was kind of dry by the time we would have started showing the movie, the whole field was wet. Other than coming out to pick up food in the food trucks, I don't think anybody was going to sit out there and watch a movie. So, we did cancel it. We paid for those licenses. So I try to reschedule things while we can and move them around. We have up to a year to show those movies. But our next event coming up is not this weekend, it's the next weekend. Saturday we will be having the Pumpkin Plunge and that is one of our neighborhood favorites. Everybody gets to jump in the pools and swim around and wrestle with their pumpkins and whatever one they catch, that's what they take home. It's one that everybody really enjoys and we found ways to make it easier and cheaper to make sure we can give out all this stuff to the neighborhood. So, we are bringing that back this year. Last year we didn't do it. We had a big party. We kind of altered on that because the party is an expensive one. Then in November we will have the yard sale and the Turkey Trot also. We did kind of set up a pickleball social that will be over at your sister District on the hard courts. It will involve kind of an introductory set of clinics for anybody that has not been out there. Then low-level tournaments for some of our better players there. It will be more of a social aspect. I'm hoping to have some live music out there. This will also get rid of our beverages that we had from the last event. That is really what I'm trying to do. That was money that was spent for our special events thing and I would like to get rid of it before those just kind of go bad too. This leads into next year's special events because we pay for that on October's finances. But this will be added. Typically, we don't do pickleball and social events, things like that. We do a lot for the tennis, but they pay for their own so it's not really a District event. Moving on to the maintenance side, I did want to update everything has been going great with the pools. As far as the swim team being here, they do have one of their last swim meets

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tomorrow. Everything has been great. If you've had a chance to go out there it has been operating for this last month. We have even started testing the heaters. We do have to change around some wiring now that we took that old VMD out and added our new equipment, our new motors and our new computer, it is a lot simpler. There were some relays in there that dealt with the timing on and off of the heaters. They were designed so that if you started to backwash before turning the heaters off, the heaters would shut off automatically, almost like a pressure switch so they wouldn't burn themselves up with water not flowing through that's no longer needed. These six heaters that we bought, they have their own pressure switch. If for any reason, if anything ever happens, let's say power shuts off to the motor, power outage or anything like that, they pick that up and they shut themselves off and protect themselves from burning up with the water running through there. Then when the water flow comes back up, they can turn back on. So, we no longer need that set of relays and special switches. Our electrician is going through and kind of changing the wiring to the heaters so we don't have an issue with our new VMD drive that's running the filter right now that you guys just had in place. Our parking lot pipe was finalized last week. We've already taken care of payment for that. There were written reports that they gave us. I've already sent it over to our engineering firm and then we'll keep them on record too. But those are nice and dry now and everything's complete. The asphalt didn't have to be damaged or anything to do the repair. Everything was done from the inside. The repairs we did on the asphalt earlier, that all just stays. Unless we start to see any sinking, we shouldn't have any issues in the future. I didn't really have anything for you guys on the TVs today. The biggest thing was actually going to be updating on the column. If you have been down to Deer View and actually seen that we have started to rip that apart already. All the decorative custom work that was on the top cap, the little Oakleaf symbol, the wording for the neighborhood that's there, that's all been taken off. We did crack one piece and it's actually because they're designed with. If you get closer and look at any of the columns, the big neighborhood names have decorative seams cut out almost like sidewalks. We have expansion joint cut out. Many times, they're just decorative. They don't go all the way through. But because they're there, if there is a crack, that's where it forms right in there and that's what happened as we were taking that one off. We put it back together and you can't actually tell. It's not going to be something that we're going to lose out on. We kept everything, but that was the only piece that was cracked. Now they are just working on bringing the center column for it, which is the support and the brick levels down to just a

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decorative base. That's going to sit there until the county does their work. Once we know that ground is dry and stable and they're finished repairing that pipe or mining or however they're going to do it, we can go back in. We are still going to have to deal with them. Whether we pay for it directly, I don't know how it's going to work, but we would still like some kind of waiver from them protecting us to do the repair. But we need to be able to jack that back up and then we can rebuild the top from there. It could be a year before they actually get to that. They didn't give us a timeline. They just told us they would be fixing it. And then a couple items coming up that are not in my report, but they are neighborhood items. In this room here next Thursday, there will be a meeting for the library that's going to go up at the Double Branch side. If you guys are familiar with the library that was supposed to be here at the Village Center in the center of Oakleaf Plantation Parkway and Oakleaf Village Parkway across kind of caddy corner from the elementary school and the amenity center, there is a big green area. That green area has been kind of sitting empty for years. That was supposed to be a county library there. There was also supposed to be a nice main street design where there was going to be multi living set up with stores on the bottom. That all got changed due to that developer going bankrupt and kind of going out on short sale and things like that. It was decided to change over to just housing. That is how they got the houses facing that green area. But the county did come to us this last year and asked the District to convey the CDD-owned portion of the green. They only had a portion of it. They want to make a bigger building, things like that. Double Branch did agree to that. Now that they have that, they are going to be hopefully moving forward this next year building an actual library. Next Thursday in this room, it will go out by email to everybody, the county will have an open meeting for the public to come in and kind of learn about their plan. They did have to put out a regular RFP to architects and get ideas on pricing and figure out how and when they could actually do this. A lot of that will be talked about Thursday night. Unless there's any other questions for any of those items on that list or anything we've done this last month that you guys have seen, that is it for me. As I said, as we are working on the column, I know you were asking about the pavers. That's going to be next for our brick mason. So that will be a big one this next month is taking care of some of the paver work at the trees on the promenade. Those are bigger sections that we are planning on doing this time. We normally would do 10, 20ft at a time. This time, because I would like to knock a lot more out of it, it will probably be 100-foot sections is what we're going to do. If you have been out there and looked the section right near the end.

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From here, if you are walking from the amenity center, that's the beginning. That portion is pretty bad because of the tree roots growing through there. That is where I'm going to start. But that will be this next one.

FIFTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is item five, audience comments and Supervisors request. There are still no members of the public present, so we will move on to Supervisor's requests.

Mr. Steiner stated Jay, did by any chance you get a chance to talk with the sheriff's department, on the foot patrol?

Mr. Soriano stated I did. We can add time for foot patrol. I did talk to him about the possibility of bikes. They don't do that anymore. They do have some guys that are trained and I guess certified that can do bikes. That would be up to them. They don't have an actual bike patrol. But it would be the same anyway whether we have them on foot or bike. They can be able to catch these guys and actually hold on to them to do any processing. Trespassing or anything like that, we can get information on them. So that will just be up to us at any time. I figured I would go through and do that anyway. We will add a couple hours here and there and hope we can try to catch them at those times. They do have a minimum so I do have to do, it is four-hour shifts are the minimum and that just gets added to what we do now. I'm not usually over budget when it comes to that line since we cut out a lot of those hours about two years ago. If you guys recall, we haven't been far under budget, but I have enough to play with a couple shifts here and there and hope that we can at least cut down some of the issues with some of these kids riding through. The big issue that I am going to point out. I have got a couple emails from our friends at like Briar Oaks and things like that. It's not just kids though. There are a lot of other people, there are some adults that are on there and some of them are not doing anything bad. They are not running people over, but it is still against our rules. The problem is they are going to have to be strict on them and they're going to cut out everybody. If you're on a motorized vehicle they might get information. If they are not residents of ours, we can trespass, things like that. But they do have to enforce the rules over everybody.

Mr. Bowen stated along those lines. As a matter of fact, you brought up is what I wanted to bring up. I was looking at our last invoice that we are showing here on page 69 of what they're

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paying Clay County Sheriffs and we're showing here for a month, I guess it was for July, 135 hours. Is that a typical? Could we not reallocate some of those hours to the foot or bike patrol?

Mr. Soriano stated I can't really talk about days or time, so I will be a little vague here. But it may be instead of having them a certain night that we cover just here that I pull them off to move to another night and a time period that we think they are out there. Because it's a four-hour trip either way whether it's here or whether it's out there. I can do that too. I can kind of move them around. We have cut back quite a bit so that is what I was talking about. Years ago, it wasn't 135 hours. It would have been more like 350 but we were paying about three times more. We have cut that down a lot and changed that and we can't really talk about in a public meeting what days and times we got rid of. But we try to match some of the stuff that we know we need them at the amenity center for.

Mr. Bowen stated with the weather getting nicer, people will be wanting to go out, it's not as hot and it's just going to be more problems.

Mr. Soriano stated if a lot of you guys did notice, we put out an email with something that wasn't ours last week and the week before we put out a notice. So, it went out a couple times before that Sheriff's net meeting and that was one, I told a lot of our residents from Briar Oaks and Cambridge that they should attend, same for Eagle Landing and they do that every couple of months. That is a good time to actually talk to the sheriff and anybody else they might have there like the chief of patrol and point out those problems in this area. The zone two, I guess is what this area is that net meeting deals with the Oakleaf, Eagle Landing, Forest Canyon. And that's where you get more personal interaction with that and can say, hey, what are you guys really doing to help out with this problem? Because it's not just a problem here. You see it everywhere. You see them going up and down this road. You will see them going towards Harbor Mill and then once we get to Walmart out there, I promise we are going to see that quite a bit too happening. We don't really have any control on the roads, but that's where they do need to step up patrol on those things. If you've been watching all of the issues over at St. John's County. The Sheriff Department of theirs had to do a lot of work to kind of crack down on that because they have actually had some injuries with kids, even fatalities. We've been a little luckier in Clay County so far, but it's going to happen. We have to get the sheriff's office to really jump in and do their part. I know it's hard, but they are going to have to increase their patrols and how they react to those things.

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SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 10,
2025 @ 2:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated item six on the agenda is our next meeting is scheduled for November 10, 2025 here at the same location at 2:00 p.m.

SEVENTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Michael Steiner

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Chairman/Vice Chairman