

**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, **December 8, 2025** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert	District Counsel, Kutak Rock
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated for the record there are no members of the public present other than staff present. If it is alright with you, we will move on.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

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

Ms. Giles stated on page 7 are the minutes of the November 10, 2025 meeting. Unless there are any comments or changes, I will just look for a motion to approve.

On MOTION by Ms. Mifsud seconded by Mr. Marx with all in favor, the Minutes of the November 10, 2025 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 16 is the financial statements as of October 31st and is followed by the assessment receipts on page 28 that shows we are 14% collected from the county. The check register is on page 30. This check register is for the month of November in the amount of \$129,708.64. I see no unusual variances with this check register. Unless there are any comments or questions, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have nothing to report but I am happy to answer any questions.

B. District Engineer

Ms. Giles stated we don't have anything from the engineer unless the Board has something for him. If you do, Jay and I can take that back to him.

C. District Manager

Ms. Giles stated I don't have anything for the Board this month.

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D. Operations Manager – Memorandum

Mr. Soriano stated we have had some District special events since I saw you last. The pickleball social was well attended. We had perfect weather, so we did have a lot of people there with live entertainment and drinks and snacks. The idea was to try to get new people out to pickleball. We have a pretty good core there of about 100 people or so that are consistent that have been there since the beginning. I like to see new people from the neighborhood. We have a large neighborhood so I want to see people actually jumping in and taking part. Because if not, then why do we do these programs? It's not really just for a small group. It doesn't make sense to spend money on something like that. So, I want it to be a bigger community event. That tends to happen a lot here with tennis, too, because we do have a big group of tennis. It is a little larger. It's about three or four hundred people. But they do a good job of doing a lot of social events here to try to bring in more people. This was new for the double branch side. It was at your sister District. Everybody did enjoy themselves. We also had the Turkey Trot. That was the slideshow that was going a couple of minutes ago. We are starting to kind of lose people and I think it's because it's more virtual. It is come out and do it as you want. It's a little less competitive like that but it's done during the holiday week. That's why we do it that way. They have to try to find all the turkeys that we hide in different areas of the neighborhood and give them a little map that they can follow. But they may have to kind of prove that they did the entire course by taking pictures and sending it to us so that we can kind of share them with everybody. And then from that we pick out prizes, like the best dressed or if they are festive or the most people in the picture. They bring the whole family down while everybody's visiting that week. We used to get 20, 25, even 30 households when we would do this. Now it's kind of down to about 5, 7 or 9 households for a good one. So, we may change that up and go back to traditional next year maybe a fun run where people actually show up the day before Thanksgiving and get some exercise in. We used to do that before we did the virtual event and everybody seemed to enjoy that. So just changing things up every once in a while, might be helpful. Our upcoming events, we have Cocoa with Claus in this room, and that's the 18th of December. We do have a couple of resident events. Somebody was asking about the Christmas Parade. That's the big Christmas Parade. That is not our event. That is a resident of the area. This year they are planning on staging at the clock tower. I brought it up earlier on their Facebook page. They actually do have an official Facebook page. The parade starts at 6:30 and then they go from there to the high

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school. So that area will be shut down a little bit better because now the Cambridge preserve area will be able to get in and out ad it won't bother Eagle Landing at all. It won't bother our wedding venue that we have that night because we won't shut down this section of the road. It will be shut down from the clock tower to the high school for a couple hours. It says on their Facebook page the vendors come out and start at 4:00. If any of you are planning on going for food trucks or I guess they sell stuff there too, the vendors do. They will be out there at 4:00. We have our resident vendor that does the Easter and the Halloween event. We do one here on your side and one on the Double Branch side. She did come to me about a week and a half ago to see if she could do an impromptu one for Christmas and I told her that would be fine. I checked with your sister District, the Double Branch Chair to use that property because I don't want to mess with anything that was already scheduled here. I couldn't get a hold of one quick enough to find out if we had a wedding here. The other side is a little better because as we get closer to Christmas, soccer and i9 flag football, they actually slow down so we won't have much over in that parking lot. It is easier for her to do the event over there. That is planned for the 20th and that is a daytime event. I think she starts normally at like 9 or 10 o'clock. Then we have our polar plunge. We don't do the polar plunge January 1st like a lot of people do, just because there's already a lot of holiday events and then trying to get staffing for it is tough. The other part is sometimes it's 80 degrees. I usually wait until the coldest time of our year which is actually in February. So that last week or so of January or first week of February, that's really for this area, the coldest. I try to make sure we are planning this event for a cold time so we can say somewhat of a polar plunge. That is what we are looking at right now, either that last weekend of January or first weekend of February is when we will have ours. Last year the one we did change so we did this over at Double Branch it's a countdown to jump in. But we opened up our slide so the kids could go up the slide and get one slide down and it was a little cool, wasn't bad, wasn't really cold but they were shivering a little bit. They had to stand in line, slide down and then they get their donuts and breakfast and a little medal. It's a quick event, it's fun, everybody enjoys that one. That has been our longest standing one. We actually have one family that I take pictures of that's been here for 16, 17 years and they have a medal for like every year that we have done it. Even the older child just started college last year. She was like a baby the very first one. She got a medal for every single year; other than we missed the one year with the pandemic was the only one we took off. We also had one year that we had to change it due to the fact that we were cutting a

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hole by the pool. But that's the only times that we've missed anything. That is our longest running event.

Everything else here with our pools are good right now. We have had the heaters running. We only have a couple of lap swimmers but we have had redeliveries of gas now and everything's working well. I did order the two backups for next year but like I said, everything for the six that we installed last year are working fine. Outside of that, unless there are any questions on the maintenance items that were listed on there for this month, we have been pretty quiet. There is nothing I need right now, but I did ask for a couple proposals to be sent to me. I didn't know if they were going to get to me in time. I did get lucky enough to get a couple of them if you want to go over these real quick. This was the one I mentioned a couple months ago for replacing the sand and the sand filters and it's actually pretty reasonable. I was worried it was going to be higher. You have two large containers back there that have sand in them. That sand is getting to be 13 to 14 years old. As it gets older, the edges on sand actually wear down and the grains become more like little balls instead of sharp grains of sand. It doesn't catch the dirt the same way and that is one thing we noticed as we were making repairs to that motor system this last year, is that a lot of times the sand would make it through the system instead of being stuck in those containers. And that usually means it's wearing out. Most manufacturers will tell you anywhere from seven to 10 years, you should be looking at changing out. I don't think we get high use, so the fact that we made it more than 10 years is a good thing. But like I said, now 13 or 14 years, we really should start looking at changing that sand out. Really, it's just a labor-intensive job. It's not that the sand's that expensive. For the two really big units, you can walk around inside of them, \$4,000 worth of sand. It's the labor. You actually have to open up a little tiny porthole and kind of reach inside and suction everything out, then put everything back in. It is mostly hand work to get it in and flattened out. So that's the hardest part. But he actually gave me a really decent price here. I would have imagined more than 10 grand from everybody else. This is the gentleman that's been doing all of the work for us. He replaced the motors and has done a lot of our small repairs throughout the summer. This is Blue Solutions. Like I said, it's not a requirement that we do this today. If you want to think about it but it is something we talked about before. If we were to move forward, I would like to do it in the off season so the cold times when we shut down that pool like the end of January or February.

Ms. Giles stated Jay, what do you need from the Board on that?

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Mr. Soriano stated I don't need anything because it is under my amount. Unless any of you have objections, it is something we talked about a couple months ago. You want me to hold off another year, but if everybody's good with me moving forward, this is something you eventually have to do as part of that system, you have to replace sand sooner or later, no matter how far we stretch it. What will happen is you will get less clean so you have to backwash it more than in the summer. The other thing you see is when they backwash because the sand becomes finer, it can come out faster. You will see these little kind of sand flowers around our jets on the bottom of the floor. The pool cleaners have to go and vacuum that back up for every time they backwash. That is really the only problem but I mean unless you object, anybody objects to me doing it now, I can move forward with this. We have discussed it before.

Mr. Steiner stated Jay, there is money in the budget.

Mr. Soriano sated yes. It is planned.

Mr. Steiner stated doing it during the cold, less impact on the pool and access. The other thing is we've had it out for quite a while already during the time when it was needed or when we could have been opening and enjoying it because of the other problems. I think it would be prudent to go ahead and get it done during this time where usage is at a minimum and be less downtime.

Mr. Soriano stated it is low enough amount that I can take that as direction. Unless anybody has some major directions or objections, I will move on my own. The other one is a proposal. This is not one that I had planned, but it is something I looked at. If you have been over to your sister District, you notice they have been doing some sign work on the entries, kind of updating things like the Oakleaf waterfall has new LED acrylic lights. If you've been out there. We no longer have those silver lights that were designed to kind of reflect the light. They didn't work well because as you're driving by the reflection changes so you kind of lose a letter. They changed that because the big white acrylic letters that actually light up from the letters themselves. Now you can see them a mile away. It looks really good. They're also updating the lettering on the little four-way water fountain thing that is at the front of the amenity center. We are redoing the brick and painting everything. It looks really nice. I started looking at our signage. This is your sign that sits out there at the front. It is very small, is very dark and it's getting old. I did ask the same sign company that won the bid over there if she would give me some mock ups and a proposal. The only thing here, these are her two kind of images she

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thought would look good. The only thing is it is much bigger. It is much bigger and it is a double sign. Right now you have a single sign that has kind of a front and back so as you're driving in you see one side of the sign and as you're driving this way, you see the other sign. This is actually two signs and it's set up in a V pattern so it angles towards the road a little better so that you can see it. Right now, you can even see in this picture it's a little dark there, it does sit back away from the road, and it's covered by trees. That is in a very dark area. So, that is one complaint that our tennis group gets a lot because they advertise where it's at and most of the visiting teams from other parts of Jacksonville or St. John's County, when they come over, they don't see that sign sitting back there really well. So, I did want it a little larger. This is about a foot and a half wider than the existing sign, and it is definitely taller. But then the fact that there will be two signs will make it bigger and bulkier and angle towards the road a little better. I'm also looking to see if we do have electricity down there. What I would like to do is put landscape lighting facing out there, so at night you can see it a little better. During the day, we're still going to have a problem because it is shaded really well there because of the oak trees, but at night you will be able to see it better. So, this is also something that is very low for a sign. A lot of people tell me, oh, signs are kind of expensive. But this was \$3,800. This was something I was going to move forward with, but I did want you to be aware of it. This is the same sign we've had out here now for, well it's 20 years old.

Mr. Marx asked where is that sign?

Mr. Soriano stated this is the one right at the front. You probably haven't even seen it when you are coming into this property. It sits off the brick wall about 10 or 15ft to the side. It's underneath the tree so it is very dark there. I'm hoping this is a little more seen. She did give me two options. I figured I would ask you which you like better, the green or the yellow? The yellow to me would stand out a little more and then it also kind of matches the signs we have over here. You only have three, but on your Double Branch side, you have a whole bunch of them. The big signs like on Deer View; they are that kind of yellowish color. They are yellow and black. They are not yellow and green, but that kind of matches more what you see out there.

Mr. Bowen asked what are those signs made of? What material?

Mr. Soriano stated they have a wood backing, but the front of the sign where all the lettering is actually foam and they're about an inch and a half thick.

Mr. Bowen asked what's the lifetime on that?

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Mr. Soriano stated the foam; they are usually going to tell us somewhere around 12 to 15 years and that's where you see this one. If you go out there, you can see it's kind of getting brittle. But that one there has lasted 20 years.

Ms. Mifsud asked is that one wood foam?

Mr. Soriano stated yes, it is wood and foam. The backing on it is wood. It's thin wood so you can break it pretty easy.

Ms. Mifsud asked the same position?

Mr. Bowen stated would there be a need for it to be two sided where positioned?

Mr. Soriano stated really it was just the positioning so that we could angle it towards your cars turning in so you can see better at the intersection there, but then also get a good view from everybody that's coming down.

Mr. Bowen stated I am just wondering if there's any cost savings.

Mr. Soriano stated well, it would be a double sign. So yeah, it would probably bring us down closer to like a \$1,500 to \$2,000 instead of \$3,800 because it's two signs there. But that, that was one of our big complaints, you can't see it. I did make it bigger. So maybe just the fact that it's going to be bigger, might help out.

Ms. Mifsud stated it would be higher off the ground and won't sit so close to the ground.

Mr. Soriano stated I can only bring it off the ground. Lois, she did give us good measurements. So, this is going to be about waist high here. But the one that's there now sits basically right on top of the flowers. You don't really notice it.

Mr. Bowen asked is that one that's there now, is that white?

Mr. Soriano stated yes.

Mr. Bowen stated okay, so what will be. If you go with the yellow or the green, how long is that going to last in our weather?

Mr. Soriano stated well, it's kind of the same thing. I'm hoping that we get 15 to 20 years out of it and maybe the fact that it's shaded did help it last a bit longer. It wasn't getting beat on by the sun. Maybe that is the case. But this has lasted pretty well so far.

Mr. Steiner stated Jay, I apologize, but is there a sign out in the median still?

Mr. Soriano stated no. If you remember, we had the old marquee. Not really a sign like this. It was the letter board. That one is kind of tough when you talk about not replacing it because you do have to go through the county. It's their median so we have to get the right of

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way permits to deal with that. So, when it got taken out by a car the last time, we just opted not to replace it. At the same time, Double Branch was actually getting rid of theirs. They just didn't want theirs anymore. They didn't have a car accident. They just didn't think anybody really used it. They didn't like it. They thought it was starting to get old and not what they wanted. But they didn't want to go through the work of going through the county to get like a nice bigger sign. All the advertisements we have everywhere for everything we do are at the amenity centers and that's what we are putting on the marquee boards upcoming Polar Plunge or something like that. This one was kind of odd because it also advertises to everybody that's not part of your neighborhood. Greyhawk goes up and down this road. South Village goes up and down this road. We have a marquee out there that was serving everybody, not just our residents and that was another reason we had talked about not replacing it.

Mr. Steiner stated the reason I was asking is one, there was power out there to that point and the fact that it would be a single sign, double sided so if you are coming up the parkway this way or going that way, you could see it.

Mr. Soriano stated yeah so, the double sided one that was in the median, no one could ever really read the opposite side. You could read the one really well from the side where you turn into the intersection because you're coming right up to it so you're faced to it. But everybody driving, always complaining that there were trees there and then all of a sudden you see the letters.

Mr. Steiner stated okay. I just thought I would revisit that because if it was the downside like you said is it's on Clay County.

Mr. Soriano stated yeah.

Mr. Steiner stated we would have to work that but I was just wondering as far as the fact the feasibility of having it out there.

Mr. Soriano stated yeah, well like I said, the other one was a changeable sign. Something that we put, wording on there for upcoming events. This is not going to be that. This is just to advertise the amenity center.

Mr. Steiner stated I wasn't looking for a changeable sign. I just thought this sign being it sits out when you have to turn to come in, people coming, if they can't find it, they're not going to know to look.

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Mr. Soriano stated yeah to get in the turn lane, unless we put one because that's a long turn lane too. Unless we put a little sign farther down here that tells you at the amenity center to turn. Because if you wait till this point right here to see the sign, you've already passed that turn lane and you're not allowed to turn at the light anymore. They did put a sign up that says no U turns at this light. I used to do that all the time because our work road is right there. Now I have to go all the way up Deer View and turn around and come back. It's kind of too late by that point if we're looking at the median. I think this is kind of the best option out of everything is just to replace, the location that's there in our plant bed. But make it to where you can see it better. Unless there's any objection, this one's low enough cost to me, I can move forward. Outside of that, unless there are any questions on some of the other repairs. A lot of this month has been Christmas decorations and then trying to get to some of those items that we finished up almost all of the promenade with the route repairs, things like that. You still see the guys out with a lot of sign installs. We have more signs going up to make sure one people are aware of motorized vehicles anywhere. We are putting those out in a lot more areas and then also the wildlife signs that we have started to put everywhere. Have you got any questions or concerns for me?

Mr. Bowen stated I have one real fast concerning the motorized vehicles. Have we had any feedback from the police, the security or anything on any enforcements or anything?

Mr. Soriano stated we still haven't been able to catch anybody to trespass though we have been able to encounter a couple people that are using gas motorized vehicles. We have been catching them inside the amenity property. Now the gas is a little easier because we can hear it. The staff is aware, all the management and comes out and helps me, to catch people when they hear these bikes coming up. And the last gentleman, I was telling everybody he was actually going past the people downstairs of the check in station riding into the amenity center. We haven't been able to catch him with the police officers yet and get him trespass. But since the last time, it's probably been about three or four weeks, I haven't seen him. Now as far as out on the promenade that activity has slowed down a little bit. But I still see the E bikes and things like that.

Mr. Bowen asked if we had any patrol people out there.

Mr. Soriano stated we haven't had any of the extra patrols catch anybody yet.

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Ms. Mifsud stated I do have something that I wanted to discuss with the other Supervisors. Some landscaping maybe. I sent an email to Jay about some of the end caps and some of the medians up and down the road. We got the new mulch in front of the amenity center and its very eye catching. It's beautiful. We have some areas where Jay explained that there's some irrigation issues where we're unable to have some of our greenery kind of thrive and they look a little sad and a little neglected in some of the areas. I was hoping maybe we could discuss a rejuvenation of those areas to kind of bring them up to, not to the extent that is in front of the amenities center but make them look a little more cared for and a little, cohesive up and down the road. Jay and I have been talking about maybe just for now, maybe some new mulch in that area just to kind of make it look not quite so sad.

Mr. Soriano stated that might be your best start. I know we have discussed this a little before because it's a tough part. The medians are not yours. We do have irrigation there, but much of that, like this end cap right here is by the school, the crossing zone there and that was one that was damaged. Now I know we've done some work to hook it back up, but we don't have that median there that stretches all the way back towards the bell tower. we could spend easily eight grand to get each one of those medians going. That's not our area. It is the county's. There is not going to be a way for us to really plant much there without irrigation. We can do more mature plants and hope they make it, but we could start with mulch. That would be a low dollar thing as long as no one has concerns with me spending a little bit of money on these areas. Because we are trying to limit how much we do in areas that aren't truly ours.

Mr. Bowen stated how about some type of ground cover?

Ms. Soriano stated well, you would still need manual watering. We used to have jasmine in those areas and you would need some kind of manual watering or irrigation. The flax lilies do good, but unless we have more mature ones, which you will spend more money on, they will need some kind of water too. If we do get larger ones to begin with, you might make more of them. Like you'll notice a couple of the end caps up by Publix, those don't have water either yet we have bigger flax lilies up there. You'll see one or two missing.

Ms. Mifsud stated maybe we try just like one and like do the ones in front of the school to see how we do with some of the more mature plants. If they do alright without them spending the money on rehabbing the irrigation, then we know that maybe we could continue and make it kind of a scheduled event instead of all at once spending all that money just to see if they take or not.

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Mr. Steiner stated this is going ahead with some of the stuff we went through a few months ago.

Mr. Soriano stated yeah, that's why it's my concern.

Mr. Steiner stated this is the result of South Village pulling out their share. Now, the intent was to try and get Clay County to step up. But if we're going to do anything, we need to minimize what we are doing and be sure that we are not overdoing because the fact that if we start doing it, then we are right back where we were before when we said we're not going to, you want to drop out, we are not covering at all. it's a shared area with lot of things. But I do understand the concern of it looking sad.

Mr. Marx stated this particular area is in front of our neighborhood. It's not in front of South Village CDD.

Ms. Mifsud stated this is in front of the school and it's a high visibility area. I understand that there is a concern with us losing some of the money from Eagle Landing, but that's why I am maybe proposing that we start with one end cap to maybe try the mature plants and see what happens. Who knows, six months from now, maybe we've sold some impact fee credits and we have some money where we can go in and rejuvenate the rest of the end caps or the other ones where we don't put the mature plants, we do that mulch and just kind of zhuzh it just a little bit to make it.

Mr. Steiner stated as I said, don't get me wrong, I'm not saying do nothing

Ms. Mifsud stated no, I understand.

Mr. Steiner stated I understand the concern. I think if we can do something with the mulch and it's a low cost.

Mr. Soriano stated whether it's mulch or plants that you want, you can just give me a not to exceed per cap and Chalon and I can work to see what we can do and kind of fit in. This one is actually pretty large. But there are a couple like the ones in front of Cambridge it is smaller. The one in South Village in front of their property, it's actually cut in half because.

Mr. Steiner stated the one across from South Village, they said they were going to take care of their own.

Mr. Soriano stated not the median. They said they would take care of their entryway.

Mr. Steiner stated well, that is part of their entry. I mean this is what they wanted to pull out.

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Mr. Soriano stated I would do that one last or even consider that one last. But that one's the smallest because there's a sidewalk that cuts right through the middle of the median now.

Ms. Mifsud stated they put some flax lily in there but they didn't put irrigation and didn't reattach the irrigation and it died.

Mr. Steiner stated so they did put something in. At the time they said they were going to do that.

Ms. Mifsud asked if they were the mature ones or the same?

Mr. Soriano stated they were bigger. They were larger.

Mr. Marx stated that is why I'm actually worried about us spending any money at all putting vegetation in there. It's just going to die again until we fix the irrigation.

Mr. Soriano stated we can start with just the mulch and like I said, if you want to just give me a not to exceed. If you want to say, well, don't spend more than \$1,500 or \$2,000 per cap or whatever. Then Chalon and I will go through and measure out the different ones and see what we can do. We can start at, some that might be the worst. Like I said, Deer View, that is a huge amount of our residents on this side live on Deer View. More of our neighborhoods are off of that so everybody comes out of that intersection. we can kind of look at that first as the high priority and go up and down the road to look at the other ones.

Mr. Steiner stated yeah, I don't have an objection to doing that. I just want to go ahead and be back where we are putting in major replaceable.

Ms. Arnau stated that is understandable.

Mr. Soriano stated if you could just give me direction on an amount.

Ms. Mifsud stated what would you need as a guideline?. You said this one was larger than some of the other size end caps.

Mr. Soriano stated I would probably say between \$1,500 and \$2,000 on this. I mean we are using the colored mulch which is a little more expensive and these guys do all hand work.

Ms. Mifsud asked if they go through and scrape? Do we get rid of the old mulch? We don't go over top of it.

Mr. Soriano stated no, some we do go over top. We can if we want to, to be prepared. This one in the picture is not too bad. That one's actually compacted. But if you see the one on this side going out, it's actually mounted up pretty high. So, we have dumped on top. You eventually get to a point where it's not great for the plants either. You do have to scrape some

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away. This one's not bad, and that can be part of it. If they look at it and say this one's not going to cost you that much, it might be a little bit lower because they're doing less labor. But, yeah, I would say \$1,500 to \$2,000 per cap is probably where we need to be.

Mr. Steiner asked do you want to go ahead? Would it be prudent to go ahead and do one and see what it looks like? Because we wouldn't be putting any plants in it, therefore we don't have to replace or repair any irrigation.

Mr. Soriano stated you can kind of see the other side. You'll notice that at the very tip, there actually are some good flax lilies. Back here, not so many.

Ms. Mifsud asked is there irrigation in that whole space?

Mr. Soriano stated there's pipe there. It's not running.

Ms. Mifsud stated so there's no irrigation in that space, but we have one side that's doing better.

Mr. Soriano stated these are a little bigger, and they've been able to make it. What I would do is I would just pull these out completely so it's just mulch back here. We will leave these in the front but put new mulch. But then your other side is the other picture. That's the one that they are pretty much gone. It's just going to be mulch.

Mr. Steiner stated otherwise we're back into enhanced landscaping and we said we weren't going to do it anymore.

Ms. Mifsud stated something to make it look nice.

Mr. Marx stated I think unfortunately the thing too, is the worse it looks, the more people just step all over it.

Mr. Soriano stated yeah, I would say let's ask for a \$2,000 cap just in case I come across something that we need to do a little more work just to make it look good.

Ms. Mifsud stated so you need a motion for not to exceed \$2,000.

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor, NTE \$2,000 to refresh end caps, was approved.

Ms. Giles stated before we move on to the Supervisors, Chalon do you have anything?
Jennifer, do you have anything?

Ms. Suchsland stated no.

Ms. Stanton stated I don't have anything.

December 8, 2025

Middle Village CDD

FIFTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is audience comments and Supervisor requests. For the record, there are no members of the public present so we will move on to the Supervisors. Mr. Chairman? Sherrie? Julie, Eric?

Ms. Mifsud, Ms. Arnau and Mr. Marx stated nothing.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – January 12, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for January 12, 2026 at 2:00 PM here at the same location.

SEVENTH 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.

Signed by:



Marilee Giles

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Secretary/Assistant Secretary

Signed by:



Michael Steiner

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Chairman/Vice Chairman