

**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, **January 12, 2026** 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 <i>by phone</i>	District Counsel, Kutak Rock
Mike Silverstein <i>by phone</i>	District Engineer
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Ryan McGriff	S3 Security

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.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the December 8, 2025 Meeting

Ms. Giles stated item three is approval of the consent agenda items. On page seven of your electronic devices are the minutes of the December 8, 2025 meeting. Unless there's any comments or changes, I just look for a motion to approve.

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

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 23 is the financial statements as of November 30, 2025, followed by the assessment receipt schedule on page 35 that shows they are 94% collected. The check register is on page 37 in the amount of \$182,832.12. This check register is for December 2025. I see no unusual variances with it. Unless there are any comments or questions, I would just look for a motion to approve.

Ms. Arnau stated I'm looking at the invoice from security development on 109. Is that a flat fee per month?

Mr. Soriano stated it's not a flat fee. It's pretty close. They go in and add up how many Fridays are in the month. Each month is slightly different. Sometimes we do have 31 days instead of 30, so they do change slightly. It's going to be right around that \$9,000 most of the time. And they also give us a credit. So, let's say their guys are sick and they can't get coverage for that night, they email me, and then that way I can track, and they actually take those hours off. So, it's not a flat fee. The contract is set up on a not to exceed each month at a full 31 days and so many hours. But they actually keep track of the specific hours and days in each bill and it's done ahead of time, so that's one thing most people don't realize. We're paying right now for this upcoming month. We have the credit that goes on the next month.

Ms. Arnau stated some of the invoices, especially this one, where they put the approved over it, it covers up everything.

Mr. Soriano stated that's because that actually has the days and times, and we don't want anybody to see that part.

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Ms. Arnau stated okay, that's fine.

Mr. Soriano stated if you want to see that, I can send you the unedited version, but I put that stamp over it so nobody else sees it.

Ms. Arnau asked can you tell me what Simply Scapes is?

Mr. Soriano stated it's software for rendering. When we do all of our landscaping, we've been doing a lot more landscape projects around both neighborhoods. I'm not going to have that much longer because it's cheap. But it's charged every other week. You'll see a bill. It's \$9.99. But throughout the year, it adds up. I can probably buy some nice rendering software for a couple hundred bucks, \$300, that would do us just as good.

Ms. Giles stated thanks for looking at that. Unless there's any other comments or questions, I just look for a motion to approve the check register.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have no report.

B. District Engineer

Mr. Silverstein stated we went out to the site last Wednesday to meet one of Jay's guys to keep chipping away at the engineer's report punch list. I had a brief discussion with the inspector that was out there. Sounds like Jay and his guys have been chipping away at that list pretty well. I'll be issuing a revised report for your review and add it to next month's agenda probably by the end of this week, if not early next week. Marilee, be on the lookout for that. I would send that directly to you, correct?

Ms. Giles stated yeah, that's fine. Jay, you want me to send it to the Supervisors or just to you first and then you'll send it?

Mr. Soriano stated you can send it to me first and then we'll actually post online too when we send to you guys the updated version.

Ms. Giles stated Mike, if you can just send it to Jay and I at the same time.

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C. District Manager

Ms. Giles stated thank you to everyone for completing your four hours of ethics training prior to December 31, 2025. Just as a reminder, that requirement is still in place going into calendar year 2026. So, at any time you can complete those four hours again, if you do it, just shoot me an email, I can keep track of it for you on a tracker, so we don't forget as the year goes on.

D. Operations Manager – Memorandum

Ms. Giles stated Jay's report starts on page 186.

Mr. Soriano stated we did have our community Christmas event in here this past month. We have our next event coming up on the 31st. You'll see an email go out probably tonight for the Polar Plunge. Hopefully we picked out a weekend that it won't turn around to be 80 degrees. We try to do the end of January, beginning of February just because it's actually cold, most of the time. We have had some where it was pretty warm, but we'll see if we get lucky. Just adds to the fun of the event. After that, I will be posting online our event calendar for the entire year. We usually do that around this time of year. Unlike some of the years past where we've had the same events pretty much every year. We did add in a couple items last year. There were live music events that we did, not just poolside, but we also did one over at the pickleball courts that everybody really seemed to enjoy. We'll look to add that into our normal mix of things again this year. And then I also have a 5k that I'm hoping First Place Sports will organize for us. We have a couple of them that go on in the neighborhood. They're for us through the same company but done at the high school. I'd like one possibly start at one event center. It would be a public event. It's not for just our residents, but it would be something reorganized and set up. Last year was looking to work with them to try to market it with the opening of the library. I just don't know what's going to happen in this next year. I know the county was really pushing for things to move pretty quickly, but at this point, I don't see enough moving. But I think that library is going to be open this next year. We'll go ahead and push forward, and we'll do some other 5k based around that so we can add that into our calendar, so that'll go online as well. Also, I did want to update you guys on the heaters. Everything's been working well, but we get to this point where January and February, we kind of shut down. So, today they weren't supposed to pull the covers anymore. Basically, that pool is going to be closed down from now until March. And we do this every year. I wait until this meeting just in case we have some residents that would like to come

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in and voice their opinions. But we're getting up to it. If you saw the bills in there for propane delivery, we're getting up to about that \$19,000, \$20,000 mark. I would like to keep that in there. The last thousand gallons that were delivered to kind of warm it back up in March. And then we turn the heaters off once these other pools are opened up. The kids can go in cold water, the adults can too. But for the next few months, or six or seven weeks or so, it will be closed down. And I'll let your sister District know that too because you only have a handful of people that actually swim over there and right now is even lower. I think there were three regulars and one of them is a double branch resident. I see them pretty much when it's warm over there every day, swimming laps. So, it's kind of hard to justify keeping those pools open.

Mr. Steiner stated while the pool is closed, we are going to proceed with the replacement of the sand.

Mr. Soriano stated yes, I did let the contractor know you guys approved that. So, that'll only take about three or four days. But we'll do that while everything's closed down. And then any other minor fixes that the maintenance guys can do, like paver work, stuff like that, we'll take advantage of here and there. Now, outside of any maintenance items, I do have one thing that popped up this last week. I will need approval from you guys for our backflow. We got a notice from JEA for backflow inspection. They actually sent us an email a couple days before Christmas. I was a little bothered a couple days before Christmas saying we don't have a backflow installed on one of our meters here, which was a little odd because we've been here for 21, 22 years now. And you can actually see all the giant backflows when you drive past the building.

Mr. Marx asked what's the backflow?

Mr. Soriano stated it's a big device. They're not all big, some are small. Sometimes you have them installed in your front yard. It stops the water from running backwards, your potable water from running backwards and getting mixed reclaimed and potable water outside of your home. You'll see this little device that kind of raises up on two pipes. They have a little lever. We have them in our front yard, but they're huge. They handle large amounts of water, especially for our fire system. This was more a paperwork issue because they are all installed, and we get tested every year. I'm not sure if something happened in their office that it looked like we didn't have one on one of our meters, but they are installed there. But to make sure everything was done right, I had paperwork on everything, and I brought our inspectors out.

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These are not our normal inspectors that come out every year, but these are guys I use in other Districts. I needed to get them out because the letter from JEA also included a threat that if you don't take care of this in the next 30 days, we start fining you \$500 every month. And I didn't want that, so I got these guys out pretty quick. They straightened everything out, paperwork wise. They did verify that the backflows are in place, but they were connected to different meters in the JEA paperwork. So, hopefully that is all taken care of, and I won't see any kind of charge. If I do, of course, I'll be appealing it. But they filed everything with JEA when they came out to inspect and test everything. But while they were here, they did find a problem with our fire backflow. The fire backflow will need to be replaced. About two years ago, I believe we replaced the large standpipe that's hooked to our fire system that does all of our sprinklers inside the building. And they are kind of expensive. This one was about \$6,000, \$7,000. This one here is larger and sits outside. Right now, their proposal to replace that backflow that's 21 years old is \$13,783.63. So, that's more than I am able to do on my own. It is something we're required to have. It has not been marked as failed by JEA or the fire marshal yet or anything. So, it's not a real time concerning thing like the letter with 30 days was. But it will have to be replaced. I did go out to check it out and it is leaking. This is a big six-inch cast-iron pipe and valve that has to be replaced. I did look up the cost of buying this Ames model directly, and even buying it directly, they're about \$8,000 to purchase. So, the rest is their labor and testing and doing all the paperwork. What I would ask is approval to move forward based on a not to exceed of this number. But I am going to get two more quotes. One from our normal backflow contractor who is Mill's Backflow. They are pretty big in this area. And then also the fire company that does the inspections for our sprinklers can install backflows. If either one of them are lower, I'll go with that company. This was just the first one that was given to me. I was hoping they could do repairs on it, but it does not look like they're going to be able to replace just part of it. They're going to have to replace the whole thing.

Ms. Giles asked Jay, do you want a rounded number?

Mr. Soriano stated no, a not to exceed because if these guys end up being the lowest, I'm going to bill these guys. They've already done all the inspection work and the paperwork, but I just don't know if that's the best price out there. Like I said, I know we could purchase it directly, but we still need somebody else to put it in. But they are expensive items.

Mr. Steiner asked Jay, this would come out of reserve or out of maintenance?

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Mr. Soriano stated yeah, this would be a capital expense. And 21 years old, yeah, I would have liked it to last a little longer, but this is about right.

Mr. Steiner stated alright we need a motion not to exceed \$13,783.63.

On MOTION by Mr. Steiner seconded by Mr. Marx with all in favor, the Backflow Proposal NTE \$13,783.63 and Direction for Staff to Obtain Additional Proposals for Competitive Consideration, was approved.

Ms. Giles asked Jay, anything else?

Mr. Soriano stated outside of that, we've done everything else. Like I said, the pool contractors are ready to move forward on their work to get ready for spring. At the moment, I don't need anything for the staff that's in place for spring or summer. So right now, unless there's any questions on some of these other repairs, that's it for me.

Mr. Steiner asked where do we stand on the landscaping down in the median and Deer View?

Mr. Soriano stated the landscaping on Deer View is done, so those are added. They're a good size. They're not completely full yet, but they're a good size. They're all around the column. The caps, all along here, I think we did four starting off with. So not just the two in the front of the Dear View. I think we looked at the two that are really bad down here. She just sent those to me this last week. It was a low dollar amount. I told her just go ahead, get it planted again. And we're just doing mulch, we're not doing the plants. I can always come back later and add some of those flax lilies, if we can get any of the irrigation straightened out. But that's concerning without good working irrigation in there. I don't want to put plants in that will die, so we're just going to do the mulch for now.

Mr. Steiner stated when we met last, we did a not to exceed. Is that per cap or is that all of them that we were going to do?

Mr. Soriano stated I don't think we spelled out how many. I think it was just four at a time.

Mr. Steiner stated it could be read either way as we were doing it and this is all you have to go work with to go do all of what was going to be done and however many that was going to be. Or it was something to the nature that you said, five?

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Ms. Mifsud stated it says in the minutes between \$1,500 and \$2,000, I think.

Mr. Soriano stated yeah, that was just adding time. If I could only do 4 caps, then I would stop there.

Mr. Steiner stated I just didn't want to get into the fact that I was doing, or we were going to go and authorize doing \$3,000 per cap on all the caps and back into the enhanced landscaping concern again.

Mr. Soriano stated no, this was just to try to take care of the first couple of bad ones. And even then, once she gets the mulch in, I'm going to come back to you guys this next month and ask you if you don't want me to proceed to the next set, if you think it looks much better, things like that, and if we want to spend the money or not. Some of the caps don't actually look that bad. As you go down north of the clock tower, there's only one out of all those caps that I think is rough looking. All the rest are pretty good. In fact, not only do they have good mulch, but they have kind of full flax lilies. And they're in an area that they don't have irrigation at. The farthest ones north, those are skinny medians. But the flax lilies, I don't know if they were just kind of protected a little more from the heat and sun, but they've grown well. So, we're not going to replace or do anything up there. I don't think that needs mulch, but we can look at the ones down here that are rough looking. I would say your next ones though, start to get down into the commercial area. As you go down towards the car wash, those caps look rough down there too. Right across where, to me, that would be more Publix's and Daily's, would look to that area, but we still maintain it.

Mr. Steiner stated that's the areas that I want to back out of, if they want those areas.

Mr. Soriano stated that unless you guys told me you wanted me to do that, I wasn't going to go down there yet. We're focusing on stuff that's right here. Like I said, some of the worst is Cambridge and then Deer View.

Mr. Marx stated as far as I am concerned, the businesses can sponsor, or they can do it.

Ms. Mifsud stated I know there are some native grasses that are decorative as well as drought tolerant that might work better in some of these spaces that have an irrigation issue that maybe we could look at.

Mr. Soriano stated yeah, we can definitely look at those. So, your cordgrasses and your pampas grasses, those are the native ones here, they're not real long lived, so ten to fifteen years they start to die back anyway. And that's what you see along Deer View. Those are older

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grasses. But yeah, they can be planted in pretty much no water needed. So, we can look at something like that, if we want to add the detail in instead of just having to mulch. Now, we will probably still have to water for the first couple weeks when we put new, and that would just be manual watering because we don't have irrigation, but once the rooting takes. Yeah, some of those native grasses. That's really up to you guys. The flax lilies are pretty. They have color. They grow little flowers out of the top. That's why we put them in there.

Ms. Mifsud stated there's some pretty grasses too. But I understand the concern about the cost.

Mr. Soriano stated we can look at that. Let's get the mulch in first. Like I said, she just got that to me last week, so it won't take long to put it out there. And then if we want to look at any other caps or adding anything, I will bring that back next month.

Mr. Steiner stated yeah, I just don't want. Excuse me, I just didn't want to get in the mode to where we're putting in something that requires irrigation, which requires us to go in and repair the irrigation. I have no problem in putting in something that will last us 10 or 15 years. That's sustainable by itself and it doesn't require us doing special mowing, it doesn't require us to handle the irrigation or any of those other things, and it does do some beautification to our communities, which is why Deer View, to me, makes perfect sense. That's all that area back there is part of us.

Mr. Marx stated I am quite curious because I know you mentioned the problem with the irrigation got damaged during construction, but do we have any idea whatsoever what it would take to fix it, or even better, bypass the entire industrial or commercial area itself and just worry about what we actually care about.

Mr. Soriano stated yeah, so some of it's going to be exploratory to find out what's been damaged and what's still in place, so that'll take a little bit of money. But most of it, they do know how much it'll cost to put everything back in working order. Bypassing it wouldn't be a problem, you would just turn off those zones. The meter is on that side. The meter is all the way south of all your commercials. So, down by the bell tower when you come in, that's where the meter sits. All of our water flows this way, so we would just turn off the zone there. The water's got to flow past it, so everything's got to be repaired for that water to flow up this way. And then you can get to the meter. So, you still make the repair, but as far as taking care of any of the heads or doing any work up there that goes into the commercial area, if they're not helping out,

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we don't have to. But we will have to do the brunt of the work to make sure the big pipe is repaired.

Mr. Marx stated I would like to know what we know and what we don't know.

Mr. Soriano stated okay. I can get them to start giving us, like I said, some of it will be exploratory. So that would be estimates on what if they have to dig down. Yeah, but they could still get an idea. This should take us about three or four hours of digging to figure out and inspect this joint, inspect this valve. So, they can give us an idea, it just wouldn't be exact.

Mr. Marx stated right, and just out of curiosity, none of this is under pavement, right, or under concrete?

Mr. Soriano stated no, there is some. So, to get to the medians, all the stuff in the median, they do have big pipes that run under from the side. So, our main lines run up and down the sides. And large pipes that go to the medians, those are where they've been damaged. Up by the school, Damage 1. And then you guys saw it when they were doing the gas station or the car wash, constant water coming out there. They damaged it. Most of that was actually fixed. It did help us to fix most of that. I don't think anything got buried. We will double check. McDonald's was the last one to damage stuff. And actually, just to let you guys know, they have a concern from them. So, if you go out, out of the parkway and you're getting to the ramp, if you take a look to the right, they've installed a nice hedge line at their property. We cut the right of way, but we stop at the sidewalk. There's a space of about 20 feet where it is just ugly and all over. They did contact us about a week ago asking why the District isn't cutting. I let them know that it's not ours, we're not going to cut that. To me, that's an area they should be cutting off to the county, right away. They didn't really like the answer because they were explaining that the District does everything. It's kind of what everybody always hears. So, I explained to them and showed them on the map where their property line ends but even pointed out the gas station and Daily's are cutting their area where it comes up to the sidewalk. They're doing a great job cutting theirs, it's just McDonald's. We are letting them know and I did ask for contacts for all those commercial entities over there so that we can let them know in the future that that's what we plan on continuing to do. But, even with things like possible irrigation, we may not do much more up there when it's not really our property. We do have water running through there, but that doesn't mean we have to add irrigation everywhere or make repairs to stuff at some point. We will let them know.

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Mr. Marx stated I say jokingly, you should ask them how much we should assess them to take care of the areas in front of their businesses.

Mr. Soriano stated that was also something I did point out to them. Those guys don't get assessed, the other side does. They are part of our District, but that side was separate that commercial was going to be part of, at one point, South Village and then Armstrong. They're actually separate. They're not even part of the Armstrong CDD that's in there. They're their own little commercial HOA. So, they don't pay attention, and I pointed that out to them, so I think they understood by the time we were done talking. But yeah, we'll be having other conversations, I'm sure, with them, the gas station, and all those guys going forward.

Mr. Steiner stated as they continue to build, it seems like every time they start any construction down there, they busted something. So, this is not a single break. This is over many times being fixed both by the people that first came in and damaged it, then they didn't do it right. And then there were several other things, and it gets to be a rat's nest. That's why, basically, I'm hoping we can keep as much irrigation responsibilities out of the loop as we can.

Mr. Marx stated I completely agree.

Mr. Steiner stated that way we don't get dragged into where we're investing in doing the irrigation. So, if we do any enhancements, I think it would be good for us to go ahead and pick native grasses. And yeah, it may have to be replaced every couple of years, but in doing such, it would be a much cheaper approach than going ahead and dealing with irrigation problems.

Mr. Soriano stated I'm good with that.

Ms. Giles asked Jay, anything else?

Mr. Soriano stated no.

Ms. Giles stated just for the record, S3 is here. Did y'all have anything?

Ms. Stanton stated no.

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 Supervisor requests. For the record, other than staff, there are no members of the public present so we will move on to the Supervisors. Mike?

Mr. Steiner stated I have something I want to revisit. Our motorized bikes are back, and with a vengeance. Now, what I would like to do, and I know I'm talking about hours of coverage

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and so forth, I don't care. If they know we're here; they go elsewhere. That's what I'm trying to go ahead and enforce here. The thing about it is, in order to have a police officer involved and in order to trespass, it has to be done by a member of staff. I've tried to think of some ways to do this, and one of the things I was thinking about is between the hours of 3:00 p.m. and 5:00 p.m., when school's getting out. It's a given thing. They're coming through and they're coming in down by Towering Oaks and they're going in and out by the nature walk, going over to the housing on the other side or just down here and cutting across behind and down the road to Eagle Landing. I would like to go ahead and ask staff to go ahead and look at negotiating with the sheriff's department for random half hour to one hour periods at entrance or exit spot. Basically, pick one place, be there for an hour or a half hour, but be there with staff so that when they come through, we can go ahead and get them trespassed. Right now, they're sitting there, they go to try and catch them, but if staff's not there, they don't do anything. If staff's there, they have to wait for a patrol officer to do the issue. I just would like these areas, like I said, it's very focused. They're getting out of school between those hours. I don't care if the word gets out that we got spot checks and they have to go a different way, that's the intent. It's the parents responsibility from that point on. I just want to get them off that promenade. And they are now flying, which goes along with another part of this. I would like to go ahead and ask counsel to see what they can do to help us update the CDD policies, which currently state no motorized vehicles. But that gets us into a whole lot of different areas with ADA and all this other stuff. What I would like to go ahead and see is that the CDD policy be reworded to restrict motorized recreational vehicles without restricting ADA vehicles; to put the words together that we need. And I think we're not dealing with just bikes, lets face it. We're talking about any device used for recreational purposes. We don't promote people riding bicycles that aren't motorized, but they're not the hazard as much as these kids are on these E-bikes that can exceed 30 miles an hour. And when they're going two and three abreast and multiple people on one bike, somebody's going to get hurt. But I don't mean to be callous, but that's the parents' problem. I want to protect those people who are walking or enjoying the promenade for what it was intended for without having to feel like they're in the middle of a highway. If a member of staff, who's authorized to trespass, is with the officer and they set up either at the entrance near the nature walk because they're going to the other community behind there, set up by the end of The Preserve where it borders CDD property, or at the entrance point at Towering Oaks. And I would like to suggest that staff

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or counsel or whatever see what we can do to go ahead and get the Towering Oaks community involved. I believe they came to you, Jay about wanting to go and get the authorization to trespass. We didn't think that was the right thing and I don't think it's legal. The main thing I would like to do is get with them to authorize us to be on their property to stop that flow. In other words, Jay can trespass them. The HOA invites us in basically. So, we're not having a situation to where we're violating someone else's property to conduct this. But I believe if we can shut them down and do it in a random fashion so that it's not always the same time, it's not always the same place and the word will get out, the first guy that gets caught is going to go ahead and probably relay it and they'll get off that promenade. But we need to have the policy updated in such a way that we can target the recreational vehicles and not those that are service vehicles or ADA required. So, that's what I'd like to propose. And if the Board's in agreement, I'd like to have GMS look at that along with counsel to see what we can do.

Mr. Soriano stated this would be more direction. I don't think you guys need to make a motion that we do anything. It would just be direction for us. Just to let you know, it'll be easier for me to change around how the staff is out on location. Just timing wise, without going into specific times, but timing wise, I think it's easier than the off duty officers. They will not do what I've talked to them about doing just an hour or anything, they do contracts that require a minimum shift time. It is even harder now as of January. Clay County and a couple other county sheriff's offices have changed to a company. I know we've talked about this in the past, they were hoping to do it years ago, but they're changing to a company that does all their contract work for them, sets up their off duty officer hours, oversees the contract, and makes sure the off duty officers are where they're supposed to be. That's always a big problem. Every sheriff's office that people may not be showing up but you're paying for it, things like that. There is a new company that they put in place that contacted me last week, but they will stick to that. It's a four hour minimum, so the way I've been doing it to get some extra coverage out there on the promenade, we only did it a couple times, but I basically just had the guys come in kind of off hours for the guys that were scheduled for that night were coming in at a different time. That's all. I didn't add hours, I just adjusted them. This would probably be the case that I need to add hours because they're not going to let me do just an hour at a time.

Mr. Steiner stated let me ask on that, Jay. I can understand where we need an officer for an X number of hours for this one event versus we want to book a week's worth of hours and we

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would like them to be at these places in smaller increments. In other words, we're going to go and get X number of hours, but not in one swipe.

Mr. Soriano stated I can talk to them. It's just the way they do this contract.

Mr. Steiner stated when they do this with funerals, weddings, celebrations, they're going on an hourly basis. I doubt very seriously somebody's booking 4 hours for a funeral. So, there is some things there. Also, I can see where it's a lot of paperwork just for one time, one hour. And that's all.

Mr. Soriano stated I think it's more of a scheduling issue trying to get the actual officers to go where. I can tell you right now, the big one is the mall. They pay 10 times the amount of what we pay just because of the issues you guys have seen over there. The Orange Park Mall. So, a lot of the officers will want to go there because they know they're collecting \$80, \$90, \$100 an hour compared to the normal contract fee. And they get quite a few hours, so then for them to come to us, it's hard for their scheduler to get one of them to come over here. I think it's more of a scheduling issue. Not that they don't want to work with us, cost wise, and within that hour scheme. I think it's just the concern that they put that in there so they can guarantee and we're more than likely going to have somebody show up if it's four hours at least that they know they're going to make this. It's actually a pretty good amount. Now we're in the, I think it's \$63, something like that an hour. So, I would think somebody wants to work, so I can ask them. But like I said, the way that they've set their contract up now, it is in there that they stick to that four hours. But I'll see what I can do, and I'll come to adjust where I can get some coverage for that.

Mr. Steiner stated even if you get somebody out here and adjust the hours, put them on where the thing's going to be for an hour, you can count on them coming through there between 3:00 p.m. and 4:00 p.m. and I would go a half hour 2:30 p.m. to 4:30 p.m. I mean just if you need a lump sum of time. But down there physically at one of those locations, not sitting way over here where by the time you get down, they're gone.

Mr. Soriano stated he can do that.

Mr. Steiner stated I can venture to say from what I've seen, 90% of the people operating these vehicles don't meet compliance with what's come out as state law. But granted, this is private property, but we need to get it under control. And I understand the residents' frustration and safety concerns because I sit and watch them go by every day and it's the same group and

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the thing about it is, to me, it's dangerous and I'm not looking to protect them. I'm looking to protect those pedestrians. So, see what you can do.

Mr. Marx stated if I may, I agree it's a big problem and it may not be something that we can deal with on an ongoing basis all the time, but potentially if we were to even for a week straight. Every afternoon for a week, have a police officer there and do it again in a couple months and do it again in a couple months.

Mr. Steiner stated I am all for that. I think once we get that, they're going to go take and they're going to switch to going down the sidewalk. That's fine. That's someone else's problem out there.

Mr. Marx stated right.

Mr. Steiner stated I just want to get them off this area down here.

Mr. Marx stated I think that would solve Jay's problem of buying a four hour block if they're here in the afternoon doing exactly what you're saying. Because it sounds like a good idea, by the way. I'm just saying that we could do it every afternoon for a week. They're going to go away for a while. As soon as we start seeing them come back, we do it again.

Mr. Steiner stated yeah. I'm all for that, but let's pick a time that there's a higher probability of them being there. I don't need them there at 8 o'clock at night to possibly catch one or two guys.

Mr. Marx stated after school, absolutely.

Mr. Bowen stated but along those lines, too, if they're, CCSO or whoever, is going to have a minimum set of hours and let them be there at that time, and then the rest of the time, cruise the neighborhoods.

Mr. Steiner stated that's what I think Jay was talking about.

Mr. Soriano stated yeah. Our officers don't cruise the neighborhoods.

Mr. Bowen stated well, they can though, right?

Mr. Soriano stated no. Our contract is for just the CDD property.

Mr. Bowen stated if we have a contract with CCSO and we're paying them, we can tell them where to go, right?

Ms. Giles stated but if it's the amenity property, like if they were traveling from the amenity center to a playground or just the amenities.

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Mr. Soriano stated it's not. Yeah, they don't go through the neighborhoods because that's the residential. That would be more of an HOA need.

Mr. Bowen stated yeah, but I would rather them do that than sit here. Well, I've already done my thing, I got to do whatever entrance, and then the rest of time I'm just sitting in my patrol car playing Sudoku or whatever. I just think, make use of their time that we're paying for.

Mr. Soriano stated they can go here; you would be surprised. If they're not here, that's when an issue pops up. We actually had an issue. Wanda's going through one right now where she's kept a security deposit for a wedding that was in here in December, and it just happened to be a time where an officer asked for time off, and I gave him off, hoping that wouldn't be a problem.

Mr. Bowen stated because they are screaming down Deer View and Chestwood Chase.

Mr. Soriano stated none of that is ours, though. Yeah, that's the problem. That's where the county does have a step up on there. I mean, you guys pay your normal, we all paid in our property taxes for the sheriff's office to do that job. That's third street, so that's not really our problem. Out at the playground, so that's different. If they were just driving down to the playground, then yeah, our officers could go down there and do something there. And I've had that happen before where I've actually sent them out to a playground. The officer that's here, we get their number every night. I can go either home or just walk outside and meet him if he's in his car and tell him, hey, I have a problem in another location, and I'll send him over there. But they don't just go touring the property. But as far as doing this, like I said, it's really just direction. Mike Eckert. I don't think we need anything as far as a motion. I can adjust. I just wanted to forewarn everybody with the concern they're sticking to a contract. It's not that they don't want to work with us, it just may be some additional dollars. I've been trying to work within the hours that I have now. I mentioned that last time when we asked about this, so it just may be tougher, and I may have to throw some extra hours on it. But I believe the direction is good. I don't think we need a motion for anything.

Mr. Eckert stated I don't think you need a motion. If you're going to go significantly over budget, then at some point you want to bring that back to the Board for a motion to approve that, but today I don't think we need one.

Mr. Soriano stated I believe we're under right now. I don't think we're at any concerning point for that right now. So, I think we're good.

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Ms. Giles stated I think staff can work together between Jay, District counsel and myself, we can update your amenity policy and bring that back to you at your next meeting to see if you like the language we came up with. And if you do, since we're not changing rates, we don't need a hearing. It's just an administrative change. So, we can work together with the staff and do that and bring it back to your next meeting.

Ms. Arnau asked if that language has to be in place before we can implement?

Mr. Steiner stated no. We've got something very broad brushed right now. No motorized vehicles allowed. I just want to get out of the, that guy is doing it or this guy is doing it. There is some way that we can deal with the recreational vehicle. And that covers the one wheels, it covers the high speed scooters, it covers the gasoline engine jobs.

Mr. Marx stated golf carts.

Mr. Steiner stated golf carts, if they're not service vehicles because we turn around and run a vehicle up and down the promenade with the maintenance crews. I mean you get into this why are you doing it in one place and not another. So, if we aim towards motorized recreational vehicles. And I noticed that, I believe in the proposed/new State Statute on these electric bikes, they go ahead and narrow it down to vehicles that exceed a certain speed limit or capability of being able to exceed. I don't know what the legal wording is. I'm just trying to get something in place to give us the ability to put this under some control.

Mr. Bowen asked was there any way that we can send out either through Facebook or social media or emails or whatever it is to the community that, hey, we're serious about this?

Mr. Steiner stated we put it in our minutes. We've been talking about it for a while. We went and talked to some of the other communities along the walkway. They've come to us about it. We've had residents sitting in here.

Mr. Bowen stated yeah, but they're the ones that care about the community.

Mr. Steiner stated and they're the ones calling Clay County. But the problem is it's not being resolved.

Mr. Marx stated I think what he is asking is we need to tell the residents that their kids can't ride their motorized bikes through there.

Ms. Mifsud stated the parents, I saw it on social media this week, they would prefer their kids here versus on the road. And so, it's all, my kid, not my kid, until it is their kid.

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Mr. Soriano stated we have sent that stuff out by email. We can continue to do that and try to get them to understand. You have signage out there that they kind of blow past. That doesn't actually explain that it's gas. It just talks about motorized. We did see an increase in complaints come through last week after school got back in and some of them are probably new toys. We'll add to that. If you notice right there, it's early in the year, but we are under for both the security line, which would be the staff helping out, and then Clay County line. So, we're under budget and I have a little bit to work with and not be concerned. Like I said, I'll take that direction from you guys.

Mr. Steiner stated the only other thing, Jay, is to get where we had the ability to have the resources needed to do the stop when it's all there at once. Not having to go ahead and say, well, I've got somebody here, but I have to wait for somebody to come from sister District or whatever to come over.

Mr. Soriano stated if it's an actual off duty officer that we're paying for that time, it's always easier because they actually don't need staff there. That tends to be an excuse sometimes the beat officers will use when they don't want to do the work. Because we have a letter that sits in their office, we did it years ago, that allows them to trespass on our property with any request, whether it's over the phone or not. But that letter sits at the sheriff's office. And unless they do the work to say, oh, do they have this? And there's also a form that they do, some Districts, we've had to do it three or four times in a row to get them to understand you guys are allowed to trespass on our property. We give you that. Not that they really need the permission, but we give them that and we actually sign a little piece of paper that says, you can do this. So sometimes, it's an excuse given by the responding officer. They have the ability to trespass. But I can make it aware that we have that supporting staff there if there's a concern. When they're acting as our agent and we're actually paying for them, there's usually no argument and these guys will trespass just like that, which I always complain makes them look weird. Like you only do it when you're getting paid extra. But our guys know the rules a little better because they are here more often, so they will do that.

Mr. Bowen stated say we get a kid out there that gets trespassed, what is the penalty for him or the family if they're in this community, and not say Eagle Landing.

Mr. Soriano stated there's really no penalty for the family. It's per person, just like any other arrest would be. This is a citation that's a warning. And basically, it says if they're caught

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on the property again, they could be arrested. We have to actually catch them again. We have to see them. You can't just call them and say, hey, this kid was here a little while ago, now he's gone. They won't go to his house and arrest him, but if he's caught again, they could be arrested. It doesn't go in between Districts, so it doesn't affect South Village, which is Eagle Landing. So, if they trespass here, nothing happens to them over there. Now, we do have in our policies a statement that says if they are trespassed, you guys can take away their privileges too. They can't be here either way. So, they can't use those privileges. But it's just an added step that basically takes that card away. They can't come down and use the pools, the gyms or anything like that, but that's about the most for the penalty. It's a two-year citation, so they can't be on the property for two years. That would be a tough one because that is their access to school. They would have to, by law, walk all the way around. Even if they get caught walking, once they've been trespassing, they cannot be out there. That can be looked at as a pretty big thing, but that's the most we can do.

Mr. Marx stated I think that to me, I think we should warn all the residents to say if your kid gets caught, he's going to get trespassed, you won't be able to use the pool in the summer, etc. And it's just going to cause problems and hopefully the parents will tell the kids stay off and go around, whatever, even if they don't like it.

Ms. Giles stated right now your policy says on page 14 of your policy, additional District policies, and it can be beefed up so staff can work on this, but right now it says there will be no skateboards, rollerblades or skates, scooters, golf carts or any motorized vehicles on District-owned properties. This includes, but is not limited to, parking lots, sidewalks, recreational areas, etc. Users may not ride bikes in paver or sidewalk areas at main building area. So, we can work together and try to beef that up a little bit to be more specific. I mean, it's clear in there they can't, but I can see where someone could argue it wasn't specific enough.

Mr. Steiner stated the thing about it is that one, I'm not looking to go ahead and take away somebody who's rollerblading or riding a bicycle being courtesy of people walking, I'm looking to target those people who are presenting a danger to any pedestrians sharing the same walkway. And I mean, they fly up through these areas around these edges.

Mr. Marx stated to be fair, if they rode through slowly and quietly without endangering anyone, we wouldn't be having this conversation.

Ms. Mifsud stated right. You enforce with one, and then you have to enforce all of them.

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Mr. Steiner stated right. That's why I'm trying to focus in on.

Ms. Giles asked Jay, is there a message we can put together for an eblast?

Mr. Soriano stated yeah, we sent it out before, and we can do it again. I mean realistically, it'll cover everything because we put in there laws for like when the laws were updated for golf carts. That just happened about a year ago. We sent that out. We do see a lot of people using golf carts and are not supposed to anywhere around here, unless you live in South Village. This is not a golf cart community. But every day, I can tell you, I'll go down here, especially the corner here, and not only are all the cars parked up on the right of way there, but you have people sitting out there with the golf carts to pick the kids up from school. So, the kids are driving the golf carts, which is definitely illegal. But, as long as it's not a problem, the officers will let that go. That's what that new law said last year. We did send that out a year ago. It would include everything, whether it's bikes on the promenade, golf carts, things like that. It would be those same rules because that's the same law. That's kind of what you were talking about, Mike, with the speed. It wasn't about the size of gasoline engine, where they used to have that, where there was an actual size that they would almost consider a toy they didn't do anything to. But now, that's not the case. And I know St. John's kind of beefed up their stuff right before the holidays, so you would have seen a lot of stuff on the news. They had some bad injuries and even death in Nocatee. I think that was around Thanksgiving. The sheriff was really on a role to increase awareness over there. We really just haven't had that over here yet. I don't think our sheriff's office has really pushed anything more, but we can send something out. But the problem with that is the biggest issue is kind of like the signs. The people that are going to see that and pay attention to it are not our problem. That's kind of the hard part. Getting the kids and even those parents that don't pay attention to what their kids are doing once they give them that toy, that's kind of our problem area.

Mr. Steiner stated in any case, I know that we probably aren't the only community dealing with this kind of problem. So, if counsel has any input that they can go ahead and provide from other communities that they may know of ways that they're trying to control it, it would be beneficial as well.

Mr. Eckert stated I can follow up with Marilee and Jay. I can tell you the motorized vehicles language is intended to be broad enough to encompass all of this, but I think we can use

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the “including, but not limited to,” language to include the ones that are specifically being seen on your property, so we can do a little work on them.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – February 9, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated our next meeting is scheduled for February 9, 2026, at 2:00 p.m. 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 Ms. Mifsud seconded by Mr. Bowen with all in favor the meeting was adjourned.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman