

**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, **February 9, 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
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 opened the public comment period. Hearing no comments, the next item followed.

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**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the January 12, 2026 Meeting**

Ms. Giles stated item three is approval of the consent agenda items. Your minutes are on page 7 of your electronic devices. Unless there are any comments or questions, I just look for a motion to approve the January 12, 2026 minutes.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Minutes of the January 12, 2026 Meeting, were approved.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated your financial statements as of December 31, 2025 are on page 29. They are followed by your assessment receipt summary on page 41 showing we are 94% collected. Your check register for January 2026 totals \$1,783,251.82. It is rather large for your check register but it does include the debt service assessments. As the assessments come in, they come into the general fund and then we push them out to the debt service funds so that is why it is a little larger showing here for this month. Unless there are any comments or questions, I just look for a motion to approve the check register.

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Instructing the Clay County Supervisor  
of Elections to Conduct the District’s 2026  
General Election**

Ms. Giles stated on page 115 is Resolution 2026-02, instructing the Clay County Supervisor of Elections to conduct the District’s 2026 general election. Just to point out, this is the Board seeking to implement Chapter 190 of Florida Statutes asking the Clay County Supervisor of Elections office to conduct our elections during the general election period. It goes into some more details there with the term of office and when the new supervisors assume office. The three seats that are up on this election period is seat 1 Sherrie Mifsud, seat 3 Eric Marx, and

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seat 5 Julie Arnau. There is a qualifying period later in June but this resolution is just seeking that the Supervisor of Elections office include the District. Mike Eckert sir, anything to add?

Mr. Eckert stated no.

Ms. Giles stated unless there are any comments or questions about the resolution, I would just look for a motion to adopt it. Any discussion?

On MOTION by Mr. Marx seconded by Mr. Steiner with all in favor, Resolution 2026-02, Instructing the Clay County Supervisor of Elections to Conduct the District’s 2026 General Election, was approved.

Ms. Giles noted the closer we get to June, I will remind the three Supervisors to go to the Supervisor of Elections office in Green Cove Springs. There is information on the website of what you need to take with you and how that process works.

**FIFTH ORDER OF BUSINESS**

**Consideration of Amenity Policy Revisions**

Ms. Giles stated item five on the agenda is consideration of amenity policy revisions. Just as a reminder at the last meeting the Board asked staff to propose some type of language to beef up the policy as it pertains to motorized mobility, E-bikes, bikes, and scooters. We have added that. This is a draft and it can certainly be changed. It starts on page 131 of your iPad. That is where the changes actually start. This is open for Board discussion. We can make changes. We can add or delete, whatever the Board would like.

Ms. Mifsud stated I wanted to inquire, is there something in the policy that indicates that those that are caught breaking the policy, the newly updated verbiage that they will be required to cover any damage or repair cost to District property.

Mr. Steiner stated there was something in the draft, yes. There was one section in the draft that talks about any damage done would go back against the owner.

Mr. Eckert stated there is a disciplinary rule that covers all the violations and policies that is in there, both an administrative fee as well as a damage reimbursement.

Ms. Giles stated it is on page 136 of the agenda package. It talks about property damage reimbursement. It is under the suspension determination section. Let us know if that is not what you are looking for and we can certainly make changes.

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Mr. Soriano stated I think you were looking for with the wording for the E-bikes. We already had that in there for any other damages under additional District items. Unless we wanted to add it in anywhere else, it's still covered.

Ms. Mifsud stated if you feel like it would be redundant then that is fine but as long as it is somewhere where we can easily point and say you know not only did we tell you that you can't ride them but you are going to be responsible for damage incurred.

Ms. Giles stated District Counsel the one I pointed her to is on page 136 of the agenda package. I don't know if that verbiage satisfies what she is looking for. This says if damage to District property occurred in connection with a violation so maybe it does. If you could just take a look at that and let us know if that covers damages from the E-bikes and scooters.

Mr. Eckert stated I think that does cover it. It is in our suspension and termination rule so it does cover any violation.

Mr. Steiner stated the question I have on this is on page 14. We talk about and list things such as golf carts, bikes and it states they are not permitted to be operated on the facility and this is in the changed information. Mr. Steiner stated the thing I have a problem with is in reality that is not true. If somebody is riding a bicycle out there and they are conscientious of pedestrians and if they are not doing damage to anything, we don't kick them off the facility. The same thing goes whether you are on an e-bike, scooter or whatever. It is only when you operate any of these vehicles, including anything that is utilized for handicap purposes, in a reckless manner to where it almost falls under the verbiage that is used within the state for reckless driving. Basically, you can be ticketed doing 10 mph if you are driving recklessly for the environment that you are in. If somebody is using one of these e-scooters or if they are using any of the things that we have listed out here, we don't immediately kick them off. We assess whether they are doing something either willfully damaging property or they are creating an unsafe environment for pedestrians or people around them. In one place we say you can't use them anywhere and then we are giving them a set of rules which was drawn out very nicely where you are telling them here are the things you can't do. In my opinion, I don't feel this gets us quite there yet. Rather than incorporate this, I would like to see if there is any way that we can get rid of where it says can't be used and keep all of the stuff that can be done. You put in the 10 mph but can we get some of the verbiage for reckless driving to where the pedestrians have right of way. If somebody is doing 5 mph or doing 50 mph, it comes into effect when they put it into a reckless

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driving environment. That was my two cents on this. I felt it was a real good job on putting things in there. The only other thing that could be possibly done is rolling in all of those rules for e-bikes, the seven rules, rolling them into section two.

Mr. Eckert stated I don't want to cut anybody else off, but I think we can defer this and try to incorporate the suggestions we get from all Board members today and bring it back at the next meeting. Because again, our policies already cover this, but we're just trying to be more detailed and clearer. Certainly, it's okay with me if we would defer after we get everybody's input and bring it back to the next meeting.

Mr. Steiner stated yeah Mike, I just want to get rid of some of the contradictions in there. If somebody is out there and you get this, well, you're letting him go do it and in some cases they are right. The one that is not following the rules is going to get tagged. The one that is following the rules, we are not going to take away their rights. Because out here there is a fair number of people that do bicycle and the promenade is ideal for it as long as everybody is courteous.

Ms. Giles stated we can work on that. Any other comments? I agree with District Counsel. Mr. Chairman if you want to work together, I can get what your intent and make the changes and bring it back to the next meeting. Jay, anything to add to that?

Mr. Soriano stated no, I think that's good, Mike, for us to be able to put a lot more of that detail in there. Staff internally still operates the same way. We try to give leniency, and many times it may be considered subjective to what situation is going on. That's how we have to operate. The hard part is when you have somebody push back on the wording of the policy, you really want to argue. That's where if we have some of these things it's helpful, because then when they're sitting here in this meeting mad because staff kicked them out or potentially we're taking privileges because a rule they broke. We want to be able to defend ourselves through that policy. We will keep working on it. It is covered now as it is, but the better the wording is, the easier it is on all the staff here, too.

Mr. Steiner stated it will keep down on the number of times we have to go and approve the changes so go ahead and take some time to clean it up a little bit and see where it goes.

Ms. Giles stated sounds good. I will reach out to you after the meeting.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

Ms. Giles stated item six is staff reports. We will start with District Counsel.

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**A. District Counsel**

Mr. Eckert stated I really don't have much of a report on issues in the District. It has been pretty quiet. I appreciate everybody letting me participate by phone today. Legislatively, the bill providing for a recall of CDD Supervisors is still working its way through. We will let the Board know what impact that would have on your operations. Then also the sovereign immunity bill is back again to raise the limits. We're not sure where that will go. There are two competing bills right now with different increases. Then one of the bills did tag something on them about letting us advertise on our website instead of the newspaper, so we will have to see if that makes it across the finish line and into the 21st century. That's all we are really looking at. Happy to answer any questions you have. Your staff has done a good job on the ground, so there's not a lot for us to work on.

**B. District Engineer – Acceptance of Updated Engineer's Report**

Ms. Giles stated this is just a copy for the Supervisors to see what the District Engineer was briefing you on at the last meeting. This is that report. Do we need to accept this report Jay or just information only?

Mr. Soriano stated this is just information only. This is the same report done during the summer of last year and we are still updating this. Basically, we will go through and all of these items that you see on here, we breakdown and staff or other vendors will go out whether it is Lake Doctors working on items. I've had some of our maintenance guys when there's issues with pavers or sidewalks or anything that was noted in that report, we go out and make repairs, but then we bring Mike and his guys back in to record everything. They'll photograph it and update this report. I believe this has already been put on the website. If not, we'll make sure the updated version is on the website and then we keep going at it. Originally, I think I told you guys last year we would bring them out quarterly. That does take Mike and his guys time and it also incurs extra fees for us. We did a bigger chunk of projects and we brought them out this one time, then I'll do it one more time before they get ready to do next year's report. The beginning of summer this year, they will come out and tour and pick out more items to put on their new report and we will go to work on those. So, this is really just an update.

Ms. Giles stated District Engineer anything to add to what Jay said.

Mr. Silverstein stated no, we seem to be in a good groove in cycle on inspection and reinspection. So, this is the report that will be standing for Jay to work on. Then our next trip out

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to do anything regarding that list or expanding on it won't be until I think June of this year. That June engineer's report, right? Primarily?

Ms. Giles stated yes sir.

Mr. Silverstein stated other than that, nothing else to report.

Ms. Giles stated thanks Mike.

### **C. District Manager**

Ms. Giles stated I don't have anything for you today. Jays report starts on page 168.

### **D. Operations Manager – Memorandum**

Mr. Soriano stated we did just have one of our longtime community events. We had the polar plunge. I was asking for cold weather and we did get cold weather. You guys may have seen the emails up until that Monday before we had two families signed up. So, it was definitely cold. We started making phone calls to our normal regulars to come out and take part. We did end up with about 40 people. There were 30 jumpers, which was great because we had only 31 medals left over. I try to keep them next year. We just change the backs. But we do give out medals to everybody that does a full dip. They have to be completely wet swimming around and then get back out and get their hot chocolate and breakfast is what we do. Everybody hangs out and has fun. It wasn't that bad that morning. It was, I'm sure exhilarating. It's one of the first years I didn't jump, but everybody else had fun. So now we're moving into our regular movie in the park schedule. Hopefully the majority of our cold weather is behind us. I'm sure we're going to have a day or two here and there in February, but it looks like maybe we're warming back up. Our next movie in the park is the 23rd. Let me double check the date. Oh, no it's the 20th. So that will be our first movie in the park for this year. And then spring break, the second week of March, we open the pools up. We do operate like everything is full blast for the summer, just for that one week. We do have lifeguards. The slides are up. We also do activities. We will have a movie then, too, at the pools and then once we get into our normal summertime, we have the movie and things like live music at the pools. We do it on a monthly basis back and forth between your pools here and then your sister District over at Double Branch. But hopefully we will be able to start off here with just the movie in the park in February. Outside of those items, February always seems like a slow month. This one's a little tough into January and beginning of February because I have to be able to bounce these guys around. We are doing painting and

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fiberglass work for the pools to be ready. We do a lot of concrete work. They were adding trash cans along some of our main roads in the last couple weeks. But a lot of those items, when it comes to epoxy, fiberglass, even the concrete work, it's a little tough when it's freezing. I have to be able to move these guys to do something inside. So earlier today, they were still touch up painting here. That's what you're smelling. As it warms up, I can actually get them outside which is nice. It's helpful that the maintenance guys we use are related to our company. I can actually do that to them where a lot of other companies I can't bounce them around the same day. Might have to wait till tomorrow or see what the weather is which is actually the hard part about dealing with some of these other vendors right now. We haven't seen the work for the pool yet. I did remind them that I want to get the sand work done and all the other work that I need for my pool contractor done before that spring break. So, we're about four weeks away, three and a half weeks away, before we get that. I like to try to get as much of that done before spring break, because after that, it's just hard to get out to the pools and shut the pools down. The pool contractors don't like playing in freezing water so we haven't changed the sand yet. Everything has been approved and we've taken care of payments, but they've been holding off this month. Most of our large projects outside of the sign did not get completed. Most of them were started, but we will be finishing this month. This is the one that did get finished. This is your nice new sign. Right now, it's a little high. I'm leaving it that way. I like that you can see it, but it is higher than what the other sign was, and it looks odd. I'm going to wait and see what the residents think. If there's any concerns, they do go three feet in the ground and they have concrete footers on them so it will be easy if we want to move it down. I can just move it down on the post and cut the top of the post, put a little decorative top back on that post. This is also going to be lit up where the old sign was not lit up. So, if it's a little higher and above the landscaping, you'll see it, especially when it's lit at night. I'm leaving it there for now. But, yeah, as you go out, if you guys want to take a look at it and see and give me your thoughts on height. The one nice part about it is you can see where it's at completely around it. I don't have the right angle from this picture here, but I wanted to be able to see when you're sitting at the stop sign and the road is over here, I wanted to be able to see past it this way. If anybody's in any bigger vehicle, they got to be able to see over or even underneath to see oncoming traffic is the biggest thing, because this sign is about a foot longer and a foot taller, it's a much bigger sign than what was out there before. I want to make sure no one has any issues seeing around it either. But it looks great. Outside of

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that, unless there's any questions on some of these other items. Like I said, the biggest thing we will be getting back to a lot of the painting and pool work to make sure we're ready for spring break. Mulch I know we talked about that last month. I held that off because I did work with Chalon. I wanted to check the irrigation there. It's not something we were doing a lot of work on irrigation this last month. In fact, most of our irrigation was being shut off because of the freeze and we did have some repairs for things like backflow and a few leaks in the irrigation system we have to get to. It may simply be cracked pipes, but the one island at Deer View does have irrigation that we wanted to work on. I believe that's the side of the Flax Lilies now. That's why they grow. So, I don't want to pull them out if we do have working irrigation there. We will take care of that this month, and then we will cover both sides with the mulch. But the working irrigation that is there, we will make sure everything is up and running so that even if we're able to add one or two plants just to make sure everything looks good in the mulch, we will take care of that too.

**SEVENTH ORDER OF BUSINESS**

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

Ms. Giles stated item seven on the agenda is audience comments and Supervisor requests. Mr. Chairman who would you like to go first, the audience?

Ryan McGriff with S3 security introduced himself.

**EIGHTH ORDER OF BUSINESS**

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

Ms. Giles stated our next meeting is scheduled for March 9, 2026. This is your first night meeting. March 9<sup>th</sup> is at 6:00 p.m. This District has two night meetings a year, one in the spring and then your budget adoption later in the year. We will definitely remind you that your next meeting is at 6:00 p.m.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Signed by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

Signed by:  
*Michael Steiner*  
DCEE675503EA49D  
Chairman/Vice Chairman