

**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, **March 9, 2026** at 6:00 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
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
Brandon Marchell <i>by phone</i>	District Engineer
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles opened the public comment period.

Linda Bailey (Preserve Condos) asked if anything could be done about the scooters and bikes flying down the sidewalks. Ms. Giles noted scooters and e-bikes will be discussed later in the meeting.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 9, 2026 Meeting

Ms. Giles stated on page seven are your minutes from the February 9, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve it.

On MOTION by Mr. Steiner seconded by Mr. Marx with all in favor, the Minutes of the February 9, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financial statements are on page 18. They are as of January 31, 2026 followed by your assessment receipt schedule showing that we are 95% collected. Your check register is on page 32 in the amount of \$186,634.33. 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.

Ms. Mifsud stated I have a quick question on the receipts.

Ms. Giles stated can you tell us what page number?

Ms. Mifsud stated it was 110 and 111. I just wasn't sure if it was in there by accident. It says Wilford Preserve Community.

Mr. Soriano stated yes, that is not yours. It is my credit card.

Ms. Giles stated we appreciate that. We can approve it in substantial form and will remove those pages.

Ms. Mifsud stated okay, thank you.

Ms. Giles asked for any other comments or questions.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Check Register, was approved in substantial form.

FOURTH ORDER OF BUSINESS

Consideration of Amenity Policy Revisions

Ms. Giles stated we tabled this at your last meeting so we could make a couple more changes to it and fine tune it a little bit more. The first change is on page 157 and that is just a date change. The rest of the changes start on page 170-172. I think we captured what the Board

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was looking for but this is open for Board discussion for anymore comments, changes, deletions, anything the Board wants to see on this.

Ms. Arnau asked why are we changing the policy on the personal mobility devices at all. Why are we changing it?

Mr. Steiner stated if you look at what was done, we have gone ahead and stated the issues are operation of these motorized devices in a hazardous way or motorized devices endangering other people or being in areas they shouldn't be. They shouldn't be on the ball field grass. Basically, it was envisioned putting something together where instead of one place saying you can do these things and another where it says you can't. We also state that bicycles aren't allowed on areas of District property, sidewalks and the promenade, but in reality, we allowed them on property. We've given staff discretion as to whether or not this is an issue, are they causing damage, operating in a hazardous manner, endangering other residents, or anything like that? Those folks that go ahead and enjoy bicycle riding or other type of personal mobility device activity, as long as they comply with District policies. There is a statement in the policy that says the personal mobility device operator must adhere to County and State requirement. So, what I'm looking at here or was trying to get to was get out of the redundancy of having to come in and say that this does not apply to ADA devices. In a way, ADA device operators do have to comply if they're using it recklessly or endangering other pedestrians, then they could be charged with hazardous operation. So, it's not gone away. It's in there. I don't know if that answers that question or not.

Ms. Mifsud stated well, the way I read this, you can skateboard, rollerblade, bicycle, scooter, golf cart, electric bicycles, electric scooters. All of these things now are allowed on the CDD property.

Mr. Steiner stated Clay County does not allow golf carts to be operated on county property in Oakleaf. If they are operated in compliance with Clay County rules, they have no way to get to us with a golf cart.

Ms. Arnau stated but they are.

Mr. Steiner stated yeah, but they're coming from an area that goes ahead and restricts it. We're not a golf cart community.

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Ms. Arnau stated to me, this is like opening the door and saying now you can be out here. Some signs that we got out here that say powered vehicles are not allowed on the walkway. They won't be looked at all. This is saying you can be out here as long as you go 10 miles an hour.

Mr. Steiner stated that's taken from the states.

Ms. Arnau stated I know that's a state thing, but do we have to go by that? Because there is no way we're going to control that. Those kids are not going to go 10 miles per hour. They are going to go as fast as they want to go.

Mr. Steiner stated alright and from that standpoint, how do you go in and control it?

Ms. Arnau stated how do we control it now?

Mr. Steiner stated well it's not. That's the problem.

Ms. Arnau stated well, and I agree with that.

Mr. Steiner stated we want to go ahead. The main thing about it is right now, the only teeth we have is the fact that if the policy is put in there that you can't exceed these speed limits, you have to have a helmet at certain ages and all that. If you'll notice, there's also a line been changed that says must comply with state and county.

Ms. Giles stated county and state statutes.

Mr. Steiner stated no, not District.

Ms. Giles stated number nine on page 172.

Ms. Arnau stated yeah and county.

Mr. Steiner stated right now, if somebody gets it on the property, let's use the promenade as a good example and they're going at reckless speeds. The most that we can do is put something in place that allows the county sheriff to go ahead and do a trespass. County sheriff, when they do a trespass, it's good for two years and if you violate it come back on the property, then it goes ahead as a misdemeanor. They face criminal charges if they come back on.

Mr. Soriano stated if they get arrested, yeah as a misdemeanor, the original citations, it doesn't count as anything. It's almost like an official written warning. But when they come back, if they are actually caught at that point, then yes, it would be a misdemeanor for criminal trespass.

Mr. Steiner stated yeah, the thing about it is, is that they can. But if these folks aren't a member of our CDD, we can't take away the privileges they don't have now.

Ms. Mifsud stated exactly.

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Mr. Steiner stated okay so the only thing we can do is if they get caught on property again, the sheriff can go ahead and charge them making it a punishable offense. But what it's going to take to go and do all of this. I don't know if anybody saw the news the other night at the actions being taken by St. John's county. The sheriff put together a Unit, like the old bicycle patrols, only these are now skilled motorbike officers. They've gone through training; they've gone ahead and gotten outfitted with high-speed E bikes and they've been charged with trying to bring these personal mobility device issues under control. It's a problem where we're private property. So, from that standpoint, the county, even though they've been invited in, won't enforce private property problems. Because they're private property and come from other areas, we have nothing to hold over their head that we are going to take your rights away to the amenities or whatever. So, this in itself basically will put together something that allows a trespass to be taken rather than you go ahead and look at if you're on the promenade or if you're walking on any of the areas and a bicycle rider passes you by, goes ahead and is courteous, lets you know they're coming by. Basically, you're not going to be upset with that person. You're not going to go ahead and want to take away their privilege to do that. But if you go ahead and have people that are acting in a reckless manner, no matter what type of vehicle they're riding and they keep changing the terminology and we get hit with all of this. Well, look, you're not stopping them.

Ms. Mifsud stated I thought we could trespass them now with the rules the way we have them.

Ms. Giles stated the language wasn't very strong that was in there before.

Mr. Soriano stated I didn't know. It didn't include anything for E-bikes. But I mean what was deleted was just very vague. That was number two is there will be no skateboard, rollerblade skates, scooters, golf carts or motorized vehicles on any District owned property. It just covers everything. So that's what we had before. That's kind of what the signage went along with. We're lenient on certain things. So, if you're riding a bike around on that sidewalk out there on the outside and you're a little kid, you're being courteous, you're not plowing people over, we kind of let that go. Now every once in a while, we will hear a complaint that's inconsistent. Well yeah, but you're talking about an eight- or nine-year-old kid. They are not knocking anybody over. I have some of these older kids that are riding through and yeah, almost plowing people down and going pretty fast. That's where we have to be able to use those rules to defend us when

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we say, hey, they can't be out here and we have rules against that. So, this is a lot more detailed. We went through everything. Mike and Mike picked through it. Me and Marilee went through it. But we did have this one vague one that pretty much said nothing was allowed, period before anyway. Now we could go through and add certain sections to it also. Like, we know, I think Marilee and I talk like you can't ride a bike or scooters or anything like on the tennis courts. But in our tennis court section, we don't have anything that says that. I don't actually need that policy written in place of me or my staff to ask them not to do that. But it is helpful when you have some of that stuff written. People won't argue. We do get the people that constantly say why isn't it written in the rules and they want us to show them. We don't have to have every policy written out. But we can go through and actually spell out certain areas if you have a concern for certain things. Because yeah, the way you are reading it right now, where you're talking about it kind of opens the door and lets some of them in now where before it was just nobody. You know you weren't supposed to have anything out here, skateboards, bikes, golf carts, anything. It kind of makes it look like well now you can have something as long as you're following these rules. Well, if they're following these rules, it is going to be better. But, yeah, I still don't want skateboards out here in certain places. I don't want them riding skateboards on the basketball court because it leaves marks everywhere and things like that. Although it's a very nice surface for that, it is not what it's for. So, we may have to go in, if that's the concern, and actually put some in each one of those spots.

Ms. Arnau stated I just feel like we're telling them now that anything you ride, you can come on the property.

Mr. Steiner stated if you do it per the rules that are stipulated there.

Ms. Arnau stated which is 10 miles per hour. Are we going to have somebody out there with a speed gun?

Mr. Steiner stated right now I don't envision us sitting out there with a gun, but in realistic terms, one of the things we have got a problem with is the vehicles traveling recklessly at a high-speed coming through. So, if they're coming in and going at whatever speeds they want to go, I'm trying to meet some halfway point because the big thing that's going on right now is all of these parents are saying this deprives their child of a way to get to school. We still have an enforcement problem, but that's going to have to come down to the sheriff's department. If you shut them down out here where they can't ride out in this area out here, they have no way to get

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to our property. If the sheriff's officer has been invited to come on property to take care of these violations, then there's no excuse for why CCSO officers won't come on private property. But I'm afraid that the changes we need happen aren't going to happen until we have a serious injury or fatality. That's what's driving St. John's right now. They've had several fatalities, but the issues concerning E-bike operations by minors is recognized state-wide. If you look at what's going on in Florida house, they're struggling with how to put arms around this new toy or type of transportation. What it amounts to is the fact that people were buying these things. These vehicles can go up to 40 and 50 and higher miles per hour and just letting the kids go on the street. We had a group of them just the other day outside the pavilion down here, there must have been 10 of them, and they were doing wheelies and what have you, but there's no control over it. It comes down to if you go and stop and raise a question on this stuff, then the parents are there saying, well no, not my kid. They wouldn't do this. But then if somebody gets hurt, why weren't you protecting them? So, this is just an attempt to go ahead and attempt to get hands around some of this stuff. Basically, the intent was, it doesn't matter what you're device you are on, if you don't adhere to the policy rules, you're not welcome. But if you do adhere to them, then there's no reason for anybody to complain.

Mr. Marx stated I have to also, by the way, the rules won't change. I also have to imagine if the way the rules were before, if we said you know how to ride a bike here, and we didn't stop someone from doing it, and then they got hurt because they were doing something stupid, that the District could get sued. With this change, I think we are better off now where we can say you were violating the rules. It's not our fault. So, I would imagine that would shield us from some liability. The speed limit, obviously no one's going to have a radar gun, but if you see someone going really, really fast, that even if there's no one else around doing anything else wrong, that's enough to stop them. Obviously, it still requires enforcement, but it's better than nothing at all. So, I think it's a good change.

Ms. Giles stated the items on here for Board discussion and if the Board is satisfied with the changes, I would just be looking for a motion to accept the administrative changes made to the amenity facility policy.

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On MOTION by Mr. Steiner seconded by Mr. Marx with Ms. Mifsud, Mr. Steiner, and Mr. Marx in favor and Ms. Arnau opposed, to Accept the Administrative Changes made to the Amenity Facility Policy, was approved 3-1

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

Mr. Eckert stated just to let the Board know, we are still monitoring the legislative session, which is winding down at this point. So far, the CDD supervisor recall bill has not passed both the House and the Senate. Also, the sovereign immunity limit has not passed both houses at this point. So, we're keeping an eye on that. Those are the two big ones we have been watching. It does look like the District will be required to accept credit cards for fees and things like that. That bill seems to be moving pretty good. But we will update the Board at your April meeting on anything that's passed because the session will be over by then, except for who knows the budget. Sometimes they do a special session on that. But we'll keep an eye on that and let you know. But from an operations standpoint we've been not very busy. Your staff's doing a great job on the ground. I'm happy to answer any questions the Board has. But that's my report.

B. District Engineer

Ms. Giles stated District Engineer, anything to add?

Mr. Marchell stated no, the only thing I'm aware that was left that Silverstein has is the engineering inspection that was completed and the reinspection completed in January. I believe the reinspection is scheduled for like May or April. That's the only thing we have on our agenda items.

C. District Manager

Ms. Giles stated I just have two things, a reminder to complete your Form-1 by July 1st. You just login online and look for the button that says bring my information over from last year and then you have until December 31st to complete your four hours of ethics training. Jay's report starts on page 180.

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D. Operations Manager – Memorandum

Mr. Soriano stated we did have our first movie in the park. I talked to you last month about this right after your meeting. We started off our series basically all spring and then well into the fall. We have a movie every month. Most of the cooler months we will be at your sister District in the multi-use fields and that's where this first movie was. Once we get into the summer months, we alternate back and forth. We actually do movies here in the pools and one month we do Double Branch and then the next month we do here and go back and forth. So, four of those movies are actually done at the pools. We do have our next movie coming up. I made a mistake in our last email. I think I had said the 20th. That's the end of spring break. We actually have our movie the beginning of spring break so it's this Friday coming up is our next movie over the at the multi-use fields. Then there will be an email going out reminding everybody about the movie but also advertising the spring break hours. We will officially have staff here Friday. However, we don't really advertise Friday when the kids get out of school Friday. For them officially the spring break in the school District starts Monday. I know Friday afternoon if the weather's good, they're all going to be out there. So, we have staff set up at the pools. We don't run the slide the first night. We do open that up Saturday. Then until the next weekend, we have a full staff of lifeguards in the afternoon so that we can run the slides. But Friday we'll have just pool monitors here. So basically, come to the pool and hang out, things like that. Most of our staff will actually be working on cleaning and prepping for spring break, trying to get everything open and running like it was summertime, though it may still be a little cool. We have some of these 90 degree days. It'll warm the water up quick, but that water right now is still cold. Moving on, you'll notice I don't have numbers for facility usage and the main reason for this was I finally did have Atlantic come in. We've been bugging them to repair a programming issue with our access system. I mentioned this a couple months ago, so I finally did get them in. They have a mirror server that operates, but when they installed it, things were programmed correctly. It took me a while to get them back here and actually do everything that I asked. Even then I had to make sure I had a bunch of email so I had everything in writing of what was actually going to get done and how long it was going to take, what exactly it was going to cost for each one of those steps. So, you will see the bill next month. But it did cost us about five grand worth of IT work and programming time. Luckily, I had that spelled out because what was originally quoted at two days took two weeks of this last month. Still a lot of work with me going behind them and

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working with the fitness center staff to get through what little problems we would find. We did lose about eight or nine cards. They had to revert to a database that was about a week old when they did it and that lost everything, we did. But that was much better than what could have happened, I'd say. So luckily, we did it at a time where we weren't really busy yet. We were coming off last month it was kind of cold, so not until these last couple weeks. They finished last Friday with everything. Have we been getting hit with requests for appointments and people walking in to get cards because when it's 80, 90 degrees out, people are planning toward the pools so they want their cards. They may have moved in back in October or November last year and just haven't even been to us yet. So, they're just coming in now. We will get busy to where we are starting to print a few hundred cards every week as we get up through the summertime. But they did finally finish and the system is back to working and working the way it is supposed to be when that server was installed for us. We are finding little bugs here and there, but they are things that I'm able to take care of so hopefully everything will be able to straighten out and be operated 100% and much faster by the time we get to the summer season here. We will I'm sure find a couple more items as we come up on spring break. And then I did just want to go over some of the items that we had in repair updates before. We were doing the sand on the lap pool. They were able to get that. They waited until the last minute. I know last month did have a couple hard freezes and the pool contractors don't like to play in the cold water, but they were able to get the sand done. I think I do have some pictures. Let's see if I can show you. So, this is the inside of that filter system here. The way this works is these big pipes, the water travels through the big pipes and comes through these little funnels right here. All of this down here is typically a sand bed. So, they are sucking sand out and you can kind of see some of it in the bottom there. So, this was in the last day where they were able to empty most of it out. This little hole that I'm looking through is about this big. I don't know why they designed it. There's not really a way to get your arm in there and get these big vacuum hoses and shovels through. But they designed these big tanks that are actually big enough to walk through. They put this little, tiny porthole on it that even a child can't squeeze through really easy. So that's the hardest part about changing the sand is the labor work of trying to get in there. The only other thing that's really tough about trying to get all that sand out. Getting it in is easy. You just take a hose and blow it in. But underneath these sand beds, there's other pipes that have holes in them. That's what actually filters the system. You see them down here. I tried to stick my arm in and take

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pictures of them. So, the sand sits on top of these. Dirty water goes through the Sand. The sand collects all the dirt, leaves, and things like that. Clean water goes back through these. He was able to clear all these out, get all the sand out, hose down the inside of this big unit so that we could inspect these as best as possible and make sure none of them were cracked or missing or anything like that. When that happens, that is a much bigger job because then you actually do have to try to find a way to climb inside and repair that. Luckily, nothing like that had happened. This sand has been in there for about 14 years now so glad that we were able to finish it. He does charge us directly for how many hours he puts in and the amount of product he purchases ended up being really low. Even once he was done with this, I think it was \$8,000, which is extremely cheap compared to work I've seen in other Districts for filter work. So, I'm happy we were able to finally get this done. So, we were a few days late, though, because we waited till the last minute. We didn't get to open up the beginning of last week. We didn't open up until Friday. I had a few complainers because we said we'd open up in March. And the only lap swimmers I had were waiting one day, ready to go back in the pool. They didn't have to wait till Friday, but it is back up and operational. The pool is good to go. I did have a problem with the heaters this weekend, but that was just because when we pulled the covers off, there were a lot of leaves that got into the system and slowed everything down. There is a minimum flow that needs for all those heaters to work. So, the pool cleaners today were dealing with loads of leaves, getting them out of the system, but everything is up and running and back to normal. Outside of that, we are prepping the pool decks, getting everything ready. We are doing a lot of painting, a lot of cleaning, and a lot of paver work. I also have some gazebo work, that was the pictures I had up here a minute ago. This is the back gazebo. I did replace a post on the gazebo. If you see right here, the top of the post is actually kind of rotting away, and it's just the top. So, as I pull this giant piece of wood, there is an 8 x 8 stand that this sits on. As you come down here inside of this decorative cover, the post inside there is completely fine. It is just the top, but that's also where these decorative boards that sit above everybody's head is holding on to. We did have to replace this whole post. As I went down through the gazebo though, I did spot one or two more. This one's actually good. I didn't get a picture of the others, but there are two more that I'm going to replace. We are going to try to rush to get this done by spring break, but if not, I may have to close off a section of the gazebo. I don't think the pool decks are going to be packed. We are going to have a lot of people here. But I want to make sure that I get these replaced before we

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allow people to go under there for shading or anything like that. I think I may have pictures of the other posts so that you can see here. So, once you got beyond that cover, this wood down here is actually in good shape. It is just the tops where everything's bolted that opens up basically a hole in the wood in all of our wood destroying organisms. Not just termites, but there are other things, fungus and things like that attack wood. We can't do much for the things that are outside. So, we treat our buildings, we spray, you know, we have termite bonds and things like that. But like gazebos or like out by lake, those types of things the wood there is getting beat up constantly by the weather and then those wood destroying organisms. So those things you do have to check out constantly. When we find stuff like this, I have to be able to rebuild it. So that is one we will be working on. Like I said, I try to get everything that I can done before spring break and we open like in summertime. But I know I'm not going to be able to get everything done by this Friday. So, there may be some sections that we have closed off or something closed down for next week. After spring break, we do shut back down. So, we have the rest of March where the pools are not open and then April, we only have staff on the weekends. Now for the adult pools and the lap pools, the adults are able to go in those at any time, but the kids aren't here and it's much easier. I don't have anybody my way so I can finish some of the work like the gazebos or even gel coating on the slides and painting things like that. But you will see them out there doing a lot of that work this week to prep for Friday.

Mr. Marx stated are you doing anything to try to prevent the water intrusion?

Mr. Soriano stated the new ones; we are actually painting the entire post before it goes in. These do get painted with a two-part epoxy, so it makes it waterproof. Not quite bug proof. Once the bugs burrow in, it's a little harder. They're going to eat it away from the inside out. But none of these were coated before because they had that decorative piece on the outside. So, they just didn't coat them. But these have lasted. These posts here are the original posts. We are at 22 years for this side and 23 years for the other side. So even though I hate having to deal with it, that's actually pretty impressive for this. But it is a big piece of wood. I have a little forklift that basically puts that in the back of my truck. I have to do one post at a time. So that's quite a few hundred pounds to deal with this giant 8x8. Then we will go through and also replace all the hardware and things like that and keep everything stainless and nice looking. But yeah, we will coat it and try to. If I can get five more years out of it. This one last 25 years. Unless there's any other questions for some of the repairs that we did this month, that's it for my report.

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SIXTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item six is audience comments and Supervisor requests. Who would you like to go first Mr. Chairman?

Mr. Steiner stated the audience.

Ms. Giles stated are there any other audience comments? None? Okay. Alright, Supervisor requests?

Mr. Steiner stated nothing.

Ms. Mifsud stated I don't have anything.

Ms. Arnau stated nothing.

Mr. Marx stated nothing.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 13, 2026
@ 2:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated our next meeting is April 13, 2026 here at the same location at 2:00 p.m.

EIGHTH 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. Steiner with all in favor the meeting was adjourned.

Signed by:
Manlee Giles
A38899D8EDC14F4...
Secretary/Assistant Secretary

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