

**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, **April 13, 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
Eric Marx	Assistant Secretary
Julie Arnau	Assistant Secretary
Gerald Bowen	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert	District Counsel, Kutak Rock
Mike Silverstein <i>by phone</i>	District Engineer, DCCM
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles opened the public comment period. Copies of agenda are on the table for those that wish to follow along. At this time, the Board invites any member of the public in attendance to speak on any item listed on the agenda. There is also a place toward the end of the meeting for public comments again. If you provide a comment, please state your name for the record. No public comment was offered.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

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

Ms. Giles stated item three on the agenda is approval of the consent agenda items. The first one is on page seven; it's your minutes of the March 9th meeting. Unless there are any comments or corrections, I just look for a motion to approve it.

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

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financials start on page 21 of the agenda and is followed by your assessment receipt schedule on page 33. Your check register starts on page 35 and is in the amount of \$205,842.37. I see no unusual variances with this check register. Unless there are any comments or corrections, I just look for a motion to approve it. Any discussion?

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

FOURTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Ms. Giles stated this is acceptance of the Fiscal Year 2025 audit. It is a 32-page report. I am going to point out a few items for you. As you know, Districts are required along with cities and municipalities to have an annual audit done by an independent CPA. Behind tab four is the financial report from Grau & Associates for the fiscal year ending September of 2025. On PDF page 100 which is page one of the actual report, under the paragraph it says in our opinion the financial statements referred to above present fairly in all material respects the respected financial position of the governmental activities of each major fund of the District as of September 30, 2025. Then on page PDF 126, this is page 27 of the report. This is the internal controls letter. In the section that says report on internal control over financial reporting, in that third paragraph there you will see down towards the bottom it says given these limitations during

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our audit we did not identify any deficiencies in internal control that we consider to be a material weakness. Just a couple of more letters and moving down to PDF page 128 is the compliance letter. In the fourth paragraph you will see it says in our opinion the District complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2025. The last letter is the management letter which starts on PDF page 129 and about halfway down there is a paragraph that says purpose of this letter with three items highlighted in bold, items one, two, and three. On the following page it gives the answers for those. On the first one is current year findings and recommendations – none. Prior year finding and recommendations – none. Compliance with the provisions of the auditor general of the state of Florida, there are seven items there. The answers were mostly all the same with no significant findings or no such matters discovered. It is a very thorough report done by Grau & Associates. Unless there are any comments or questions, I just look for a motion to accept it.

Ms. Arnau stated I have a question on that page. Is that indicative of there being an issue? I don't know if I am misinterpreting it.

Mr. Eckert stated yeah, the issue there is a little bit confusing but basically if you meet one of the financial emergency conditions then it gets the attention of the governor and the legislative auditing committee. But it's finding the District did not meet one of the conditions, therefore we are not in a financial emergency, and therefore they will leave us alone.

Mr. Marx stated good question. Thank you.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the acceptance of the fiscal year 2025 audit report, was approved.

Ms. Giles stated before I continue just to make a note for attendance, S3 Jennifer Stanton welcome.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated three items I want to talk to you about briefly. Three bills that were that passed the legislature. They haven't been signed by the governor yet, but they do have an impact on your business and how you run things. Number one is sovereign immunity limits were

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increased. They did go from \$200,000 per person to \$350,000 per person and from \$300,000 per incident up to \$500,000 per incident. This is meaningful to you all because it could have an impact on your insurance rates because essentially your insurance company is now signed on to pay judgments of a higher amount than what they anticipated previously. However, there were a couple good things in that bill that should reduce the number of claims for insurance companies. One is they cut the statute of limitations, I believe, from four years to two years for claims against the government. And they also reduced the notice period. So, there's a pre-suit notice before you sue the government for a negligence action that you have to do and they cut that down from three years, I think to 18 months. So that should reduce the amount of claims that the insurance companies are dealing with because there's a tighter window for people to actually bring those claims. That has not been signed by the governor yet, but we'll have to wait and see. The governor has really three choices. He can veto it, in which case it likely does not become law unless it goes back to the legislature again. He can let it become law without signing it, or he can sign it and then it becomes law as a result. So, we'll keep an eye on that and let you know. But we don't have any reason to believe that it won't be approved by the governor's office. So that's number one. The second one is the, I think I mentioned this before. There was a bill proposed coming out of Central Florida to provide for the recall of CDD Supervisors if the residents or at least one resident thought that you weren't being a good Supervisor and it's a whole petition process and then the supervisor of elections would run a special election. Important to know is the person who is bringing that petition or people are the ones that are responsible for paying for the petition process and paying for the election and all that. So not sure where that will actually go in practice, but that is out there as a change to chapter 190, which is the charter for all CDDs. Again, I don't have any reason to believe that the governor is not going to approve that one but just want to let you know. The third item is a bill that passed and probably Jay, you may have looked into this more than I have at this point, but that requires Districts to take credit card and online payments for certain things that are due to the District. If you're not set up for that, then I'm sure that's something that Jay's office will be working on. If you are set up for it, then great. But the legislature wanted to make sure people had an easier way to make payments to local governments other than if local government was requiring a check for a certain thing or something like that. So, we'll work with Jay if he has any questions on implementation of it. But again, I can tell just by looking at him that he's already aware of it and

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been thinking about it. Those are the three items I wanted to address with the Board. I'm happy to answer any questions that the Board has about those or any other things.

Mr. Steiner asked has there been any movement on the term limit?

Mr. Eckert stated I have not seen any term limit legislation for CDD Supervisors and certainly nothing that has had any movement.

Mr. Steiner stated okay. There was some talk on that previously.

Mr. Eckert stated yeah, I think for a lot of Districts, it's hard for them to even find people to run. So, I'm not sure that that one will ever get past the finish line.

Ms. Giles stated thanks, Mike.

B. District Engineer

Ms. Giles stated next is District engineer. Mr. Silverstein sir, are you still with us?

Mr. Silverstein stated yes and the only thing to follow up with is the Annual Engineer Report. We were going to prepare to get out there probably towards the end of May to do our walkthrough inspection. I will coordinate with Jay on any updates to the items from the 2025 report that was updated I think in January with some of the stuff that Jay and his team worked on in chipped away at. We will take care of getting those items off the list and then do our normal walk through. Other than that, I have nothing else to report.

Mr. Soriano stated that will be perfect, Mike. What we will do is we will try to schedule with him so that he can bring his guys out and do it all in one day. We will walk through all the stuff we finished working on the last couple of months since the other walkthrough I did with them. Then they will also start the new report for this next year. It's pretty much never-ending system. As we get older, we're going to find things that we have to repair or plan for. So, all of this is kind of good because it does allow us to update and put it on as these engineering reports are required reports.

C. District Manager

Ms. Giles stated the only thing I have for you today is just a reminder to complete your Form-1. Julie, you are good. You have until July 1st to complete that. It should be simple enough. It should be you login, verify your information. I think the second screen has a green tab that says bring my data over from last year. If you click that, it will repopulate everything you put in there last year and you can just update it from there. But you have until July 1st on that.

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D. Operations Manager – Memorandum

Ms. Giles stated Jay's report starts on page 133.

Mr. Soriano stated alright so we have had a lot of community events since I saw you guys last. This is the time of year where it starts to get busy. The pools are opening. We have springtime and then going into summer events. We had our spring break, our movie in the park and then we also had our first dive in movie. At your sister District this past Friday, we had our first dive in. That starts off the summer series. Now we go back and forth from that side to this side. We will do our next dive in movie this month and come back again. We alternate like that throughout the summer. We did start a little earlier this year because we threw a couple more events in than we did last year, was the live music and entertainment by the pool. Everybody seemed to enjoy both Districts. We just did one at each side. That one was well attended but the biggest issue is weather. We had bad weather that cuts everybody out. That goes along the lines with the movie though. We try to do everything we can to bring as many people in to really enjoy the night. But there are lots of options if we do it a couple times throughout the summer. We did make plans to do two nights of live entertainment here and we'll do two nights at Double Branch. Like I said, everybody seemed to really enjoy it last year so hopefully those will stay well attended. Then upcoming soon here we will have our out of school and into the pool party. We do one at each side simultaneously that day when kids get out, we have the party going over here and we do the party over there at the same time. That officially kicks off the summer. After that weekend, its usually right around Memorial Day weekend, our lifeguards are also on full time. This month we are still in the weekends only for April. We will bump that up as we go into May to where we're open during the week after school but we alternate. The usage is still so low. Every once in a while, I get somebody who really wants to bring their kid at 10 o' clock during the week. But we just don't have that many people using where you can afford it. But it's very wasteful, I would say, to have aquatic staff, pool monitors or lifeguards out there during the week. We don't have that many people requesting it. So, as we bring people in in May, we do get a little more usage. But while they're in school, it's still low. What happens is Monday, this one is closed, your sister District everybody refers to as phase one is open. And then we swap Tuesday, this one's open, that one's closed. We'll do that during the week and then Friday, Saturday and Sunday, all six pools are open and we have pool staff here. We have been doing that now for

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probably about six years, seven years, something like that, that we've done the alternating schedule. We've had the after school and weekends in April for a very long time. Weekends in April have actually been there since back in 2005. But I still get when we have the 90- and 100-degree days, somebody comes out on a Thursday or Friday, oh, the pool should be open. There's really not a lot of usage so it's reasonable we don't do that. Our swim team is back in action. They've already started their testing and registrations. They did ask to have four home meets this year because they got cut out because of the work that we were doing last year. Luckily all the other teams in the league helped pick up extra meets at their facilities so that we could be someplace else. They had another large team in the league, it's Palatka, that their whole facility is actually down this summer for renovation. So they have to do the whole league has to do the same thing, help pick up for them. They did ask if we could have four home meets. I told them that was fine. I did ask them to limit when it's home though, try to limit the larger teams. Everybody likes to come here, especially since we're open and we allow them to go down the slide when the meet is done, things like that. They can hang out for a little while and then go. But that day it's hectic and we warn everybody. But that means every team always wants to be here. There are two divisions in this league where it's basically under 100 kids and above 100 kids. We are in the above 100 kids. We are doing all of the home meets with all those other teams that are above 100. We're always packed out there. There are 200 kids swimming in the event. Then you have two parents for each one of those kids at minimum. Sometimes grandma and grandpa come or a little brother or little sister. There's 700 people out there. It is busy. I did ask them to try to limit which teams they were bringing in for those home meets. But I did go ahead and tell them they could schedule the home ones. It's set up by the league. So, I think the first meeting for the league is this coming up weekend. I'll be able to see a little better how hectic we think the swim season is going to be. And then see what our usage is, starting to pick up. When it comes to residents, this one of the numbers I look at, is 381 down there. We'll get up to the point where we're printing 500, 600, 700 cards, even times where we printed almost a thousand cards a month during the summer. That's all the new people coming in or kids that are getting older that are getting cards and can go to the pool by themselves or bring guests, things like that. So, we are moving from the 100 or 200 that we see in the winter. A little busier to get the fitness center to print those cards but that's because we are pretty much now open, maybe limited, but pools are available. Moving on. This was just really a lot of work this last month. We're trying to get

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everything done that we can get done for the summer season. We want to get out of the way so that we can let the pools be open, not be shutting down for maintenance. I did want to go through some of these with you that I mentioned in the report. We did a lot of electrical work this last month. We did have to and may have to ratify one of our bills when that comes in next month. We did have to replace a few of the lights. If you recall years ago, we actually discussed how we would do the lighting in these pools. We have LED lights out here. That was part of the changeover we did marcite years ago. These LED lights are extremely expensive and most of the time they only make it a little bit past their warranty. Warranty is three years and lot of times two years in had some make it three years and those lights go out. It's not like the old-style bulbs where we could screw them in. They are all one big fixture and they're generally about 1200 to 1500 bucks a piece. They are starting to get cheaper. So, what we just got were closer to about \$1,000 apiece. But we did have originally between the two pools, almost nine lights out. We had one that was kind of fading. But because it was fading, we were able to look to the electrician and the pool contractor. We were having a lot of issues like this. These boxes are actually going bad. These are our transformers. So, these step down the power from that 208 volt to a 12 volt that the lights actually use. We did have to replace a lot of those boxes. So, you'll see a lot of them are brand new. We replaced all the wood. These are the original transformers. So, when we pop them open, the copper and the magnets inside of them are all rusted and starting to degrade. These are 22, 23 years old now. I think it's 23 summers. So, there were about 13 of these boxes that we ended up replacing. They just weren't putting out the full 12 volts and that was also the reason why one light was not lighting up enough. So, by the time I was done, I think it was only five lights that we ended up replacing. The rest came from the transformer. So that saved us a bit. But it was still a lot of work when we were done. Now all the boxes are replaced out there and all the lights are lighting up. We don't have permits. We have talked about this before for that nighttime swimming. We can have those one-off events. As long as we're doing everything to stay safe, make sure we have enough light. That includes things like lights in the pool. But it also looks bad. I don't mind trying to make sure we're saving as much money. But I don't want it to look like we're cutting corners or anything when we light up the pool, and four out of eight, nine, ten lights that are supposed to be lit up, you see are dead. I did go ahead and make that decision to replace all of those lights. If it comes beyond my amount, we will ratify that next month. But that was a big amount of work along with the drain and cleaning we did on the pools. So we

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actually had to empty these pools out and we acid washed and pressure washed all of the marcite. This is something now that we start doing this to get rid of iron stains and algae stains, things like that. That we'll pretty much do every year, sometimes every other year if it looks good, until we're ready to remarcite. We're about nine summers into that marcite that's out there now. The hope was to make it to 15 before we have to re-marcite. That is a big job. It is getting more expensive. That is something that's in our capital for years down the road based on that 15-year plan. But it's a couple hundred thousand dollars to do just the one slide pool. So, we want to keep it looking good and make it last as long as possible.

Mr. Steiner stated Jay did the lights fall under the reserve plan?

Mr. Soriano stated no kind of like the motors, they put a stipend in there for us that I get to use for things like lighting or we bought extra pumps, things like that to set aside. That's what that yearly stipend is for. They don't actually spell out each one of those lights. Altogether, I think there's 18 of those LED lights between the two pools.

Mr. Steiner stated at the cost you're stating that they go at over \$1,200?

Mr. Soriano stated these are, yeah, close to \$1,200. When we originally did the proposal for the Marcite, you were here. They were \$1,500 apiece.

Mr. Steiner stated I was just wondering if that's something we might want to adjust downstream. They are getting to be large ticket items.

Mr. Soriano stated yep.

Mr. Steiner stated while you have an operations budget, you don't want to drain it down just having to fix a couple of lights.

Mr. Soriano stated right. And lighting, you know, I can look at it to see what we've done in the past. Boards years ago, did approve for me to purchase motors, VFDs, impellers to sit on the side. And the main reason for this, I don't typically like to do that with too many things because you run out of warranty. When you purchase something, that warranty starts whether you put it in or not. However, what we didn't want are things like the slides going down. Of course, as well as you can. I have everything ready to go. The contractors can come in. I have some good contractors that we work with so they will come to work on Friday if I tell them how important it is and start putting everything back in. So, we had built up a supply of a lot of those things. I don't know if lights, I would do that just because LED technology is getting so much cheaper. But it is something to look at how we stock and plan for replacements.

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Mr. Steiner stated yeah, I wouldn't go ahead and look at it from like we did with the motors. These are not showstoppers. We lose the light; it's not shutting down the pool. But because of the amount, it may be good to have or to address this more as an item coming out of reserve.

Mr. Steiner stated if it falls in the timeframe.

Mr. Soriano stated yeah, what I can do with whoever does our next update, if we keep the same company, which we've done a lot of times, because they know the facilities and the grounds, they know the work we've done. I can work with them to adjust that either more in the stipend, or we actually break everything out and spell it out. Like I said, I mentioned, we're 20. This is 22 years on this side, 23 years. But this is the 23rd summer. So, all of these things are definitely starting to show age. If there's something that I haven't gotten to for some reason, I find things like that. So, this image here is actually what those boxes look like just from heat. That's the outside of the metal. They start to rust, they start to corrode, and inside it's even worse. So that is what we replaced out there. This image wasn't actually for the box. This was some of the other work we've done.

We are doing mulch work on the pool decks that is separate from our landscaping mulch work that is going on outside. We have done a lot of playground mulch, and I know Chalon's got some of our regular mulch in, but not all of it yet. On the pool decks, we are doing a glue in place, and we did this about five years ago also. But it does break down after a while. We actually mix this mulch that's rubber and wood. It mixes with epoxy, and it glues in place. So, we started by doing these little barriers on the outside. This was actually a request from a resident years ago. She didn't like when the mulch goes everywhere. The lifeguards don't either. When it rains, it pours out and gets in the pool. We have more cleanup. She was more concerned that there was going to be a safety issue. I don't see that. But we're not just going to dismiss it. I want it to stay nice and clean, and the deck's clear. So, we came up with this. The nice part about this is it is permeable so water does go through. The plants can grow through the inner part. It's not blocked off by this barrier which will be covered with new, nice red mulch. But it all doesn't get glued down, just the epoxy barrier on the outside. So, we are going through that on the pool deck now and hopefully by the end of April here, everything will be done out there so that we can open up. We don't have days we're shutting down until there's a real need, when there's a motor issue or filter issue. We try not to shut these pools down for much of anything. At the end of

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summer in years past, we have done days where we all commit shutting down once a week to clean when we have a lot of usage just to help with keeping the pools in a good state. But we try not to shut these pools down. We're open more than everybody else. We've always been like that and we'd like to stay that way. Outside of some of those repairs that we have done, we did get our inspections too, which was great. All of our inspections came up satisfactory. They didn't note a single one. These are all three pools. This was just this last week. Timing of it was a little off. I would love to put that into our agenda. I'll actually stick it in next time so it does go into public knowledge. We do get residents every once in a while, that will want to complain, you know concerned with oh, there's leaves in the pool. Last year it was a very wet summer, if you recall, I had complaints about frogs. Not so much on your side, but on the other side. You have a pond right next door. I don't have a way to stop the frogs, but that has nothing to do with cleanliness. So, it is good to put that up there for residents to see and refer to. The nice part about it was they originally came and there was supposed to be a pop inspection, so I got almost a week's notice. They originally came; we had your pool here drained out. They wanted to do all six pools all together. Because yours is actually the largest, they didn't want to come back for a second time. So, they made plans with me and we are not going to tell you when but we'll show up next week. At least that helped out. We got your pool back up and running and everything done. At Double Branch, we do have another spray ground review of some more work, but he had just seen everything done. And then he also brought along new inspectors that they hired this year in the county because we have some of the biggest pools and we have a big mix of old stuff and new technology. We use computers on everything for our motors, for our filters and we do a good job of trying to keep everything clean and clear and good looking. So, they did actually use this as an opportunity to train their inspectors. I had a whole day where I had to walk around all three of your pools and all three other pools last week on the Double Branch side. So going through with these inspectors, it was an all day thing. But like I said, everything came out great. They were pretty happy. I didn't get a single mark on any pools. Like I said, unless there were any questions on any of those other repairs that I had on there or any of you guys see anything. I didn't really have any issues this month that I need anything. But I will be bringing to you guys probably in the next month or two as part of our budget for next year, a set of proposals for our next playground. We talked about this when we did the Deer View playground more than a year ago. I didn't think I would really need anything this year. But we are planning to replace the

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other couple of units you have. We have the one in Hampshire Glen and we have the one at Whitfield. I would probably recommend the Whitfield one would be next. But we'll also look at that as we get a little closer so that we finish doing all those playgrounds out to the new equipment.

Ms. Mifsud stated Jay, I have a question. Just wanted to check in on the timeline where we discussed possibly the mulch back in December.

Mr. Soriano stated sorry, I actually thought we were done, but Chalon and I have a plan. We're going to put that towards contractual. She's still doing some of the mulch outside. When more mulch is coming in so we can do the contraction. We can put those couple islands out there.

Ms. Suchsland stated yeah, not this time. Javi has been pretty busy scheduled up with spring, so I'll have to find out. It probably won't be until May.

Mr. Soriano stated so the nice part is though, we do it with the contractual. We're not paying the bill. We talked about bills, of course, so it is free now. That one I did want to run by you guys. I was going to work the Chalon. If it's small enough, I was just going to do it. But I don't know if anybody has any concerns. Those two islands we did go through, and Chalon has irrigation on those two. We wanted one of them. Oh, I thought both of them were working.

Ms. Suchsland stated on this end, not on that end yet.

Mr. Soriano stated but that's part of the repair, though, right?

Ms. Suchsland stated huh?

Mr. Soriano stated that's part of the repair, though.

Ms. Suchsland stated we haven't found that yet. There's a valve that's been cut on this end because we think they did the light there, and they didn't hook stuff back up properly.

Mr. Soriano stated I'm sorry, I thought both were good. Just one side, so I'm guessing it's this side, not south cap.

Ms. Suchsland stated the south end we have water.

Mr. Soriano stated okay. And the only reason I mentioned that is we could put some of those flax back in. I wouldn't spend a lot, but we also talked about not spending much of anything in those areas. If you have noticed, we did a lot of tree work this last month. Much of it is our work, but there are some things in the islands that I'm going to have to take care of. We did make an agreement when we did that weird road that was left over at the clock tower for the

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whole parkway and all the small trees. So, we gave them a height and a circumference. Anything under that we take care of just because we're out here every day. Everything else they are their trees and there right away so that would go to the county. But there are a lot of those small pine trees. I'm going to have to go out in the next couple weeks and we'll have to knock down and get rid of especially with the storms that we had about a week ago. I saw a lot of our dead trees cracking. We even had quite a few, actually, that came down on both sides that we had to get rid of. We are going to spend a little money on those areas that are really just counting ours, but some of those we have to, which is the cap. If no one had any concerns, I was going to look at ways of putting those flax lilies back. Unless you guys have any real major concerns and say, no, let's not do that at all.

Mr. Marx stated I just want it to look nice.

Mr. Soriano stated yeah, the mulch has definitely made it look better. Like I said, it was Chalon's idea to put that towards the contractual. We have mulch that we can use. But if we have water, I would say if we can get them established, they're bigger. We have some areas that they're established and they're not getting a lot of water, but the flax lilies because they're so large. And if we're not staying in drought concern, they'll stay there, but it's getting them growing and established first is the main issue. I wouldn't want to plant something if we don't have water there. So does push me back to just one order ready to go to. But like I said, unless there's any major concerns, I'll keep moving on.

Mr. Marx stated I have one question. Did you remove 30 trees from Deer View? It looks good, by the way. My question is, at what point do you credit back in?

Mr. Soriano stated really, that's going to be up to you guys. Those are meant to be a little bit of a barrier. It's not that they're decorative or anything. There's no requirement for those pine trees. The requirements that we get from planting trees from the county when first developed, when you're building are usually the ones that are right on the edges of the sidewalks or in a small section of right way between the sidewalk and the road. I always argue with the county because they later complain we put them in and don't want to do the work to cut them down or help maintain them. They say they're your trees. You guys put them in. No, it's your right of way and you made us put them in. But those ones that are farther back are more a site barrier for the homes that are on that side. So really, I'd leave that to you guys. That was a big chunk. That was a big job, 30 trees.

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Mr. Marx stated I don't have any specific concerns because there's not enough trees there. I'm just saying because if we just only ever remove them, eventually they'll be gone.

Mr. Soriano stated we can start looking at policies. There are a lot of municipalities that have tree programs, and I have looked at that to help keep track of not just what we're taking out, but it also helps us track which areas are worse, that we see more decline or maybe pest issues or other variables. Sometimes actually homeowner issues. And those tree programs help track, hey, you guys have taken out 5% trees now and haven't put back any of them. Is it time to do something. It will take you five years before you start working on some of those. But I would leave that to you guys once we actually have some of that data to make that decision on something like pine trees. The myrtles and the oaks usually outcomes, even with replacements, it's those other trees that are more decorated. But those trees, the pine trees next to the vinyl fences, right now, I'm not too worried about it, but we can start looking at that.

Mr. Marx stated Alright, thank you.

Mr. Steiner stated Jay, on the pine trees, something that you might want to take a look at and see if it would be justifiable. We've done all that work on the nature trail back here as far as putting in the new long-lasting structure. My concern is there's several small pine trees there that are dead or dying and I'm afraid that there's potential that they could come down on that walkway. It could also be a little bit of a safety concern, though I don't think it unless somebody's out there walking in the storm. It's not so much a personal safety issue, but it may be something we want to do to protect the asset. That's a hard area to get in and I'm thinking basically there's a lot of trees down already, so just sort of accelerate nature a little bit and bring them down where we're in control of where they fall and just let them stay. If we can take that kind of approach.

Mr. Soriano stated I can look at that. I'll take a look at the area. I will just remind everybody that walkway, though is in an actual preserve. So, we have to get special approval when there is development from St. John's to build that. We're also limited on how much we cut trees back. I have to have our tree guys actually report they feel comfortable that tree could come down on the walkway. Then I'm allowed to cut it. The one part, if you will notice with those trees staying out there, we're actually required to drop them and leave them. They want the bugs and animals to have a natural area. So, with the preserve areas, when you drop them just leave

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them there. But I, I can look at that. We did clear out quite a few last year along there. We cut a lot of vines on top, but yeah, there's still a lot that are really close to that.

Mr. Steiner stated yeah, I just didn't want to go ahead and leave a potential hazard.

Mr. Soriano stated I can take a look at that and we'll figure that out.

Mr. Marx stated it's a general concern of everyone that lives in phase two on the preserve. We have 100-foot pine trees within 50ft of our homes. So literally her backyard, one came down and hit her neighbor's house.

Ms. Arnau stated right between the houses.

Ms. Arnau stated we got lucky. But I heard it.

Mr. Marx stated this is a common concern for us.

SIXTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

Ms. Giles stated item six is audience comments and Supervisor requests. Mr. Chairman, who would you like to go first? Ma'am this is your second opportunity; do you have anything? We don't get a lot of visitors.

Dr. Lolita Smoke stated I am running for District 2 County Commissioner this November 3rd and I just wanted to introduce myself, my candidacy and to listen in and get educated on all the CDDs. I'm trying to visit all of them if I possibly can and listen to what are the concerns of the constituents. So that's my reason for being here and also to request your help, if you would be so kind, to help me fill out my ballot to get on the ballot my petitions and that's basically it. Thank you so much.

Ms. Giles stated thank you. Mike, is that something the Supervisors, if they so choose can.

Mr. Eckert stated they can do that as residents of Clay County and registered voters, if they so choose.

Ms. Giles stated okay, so we're wrapping up the meeting now. Thank you and Mr. Chairman?

Mr. Steiner stated I don't have anything.

Ms. Giles stated Jerry?

Ms. Mifsud stated I have a question for Mike. Do we have any updates on the capital credits?

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Mr. Eckert stated no, we don't have any word from the broker that she's found a buyer for them at this point.

Ms. Mifsud stated thank you.

Ms. Giles stated Eric? And just as a reminder, June 8 is the qualifying period. And that is seat 3, seat 5 and seat 1. So, June 8 through June 12, that week, it's from noon on Monday to noon on Friday is the qualifying period. You can pre-qualify ahead of time. But still during that week is when you go down there and complete your paperwork. You can either get a petition with so many signatures or pay the \$25. But please put that on your calendar. Let me know if I can do anything for you to assist you in getting down to Green Cove Springs. I will remind you again next month. Unless there's anything else. Item seven is our next meeting is scheduled for May 11, 2026, the same location at 2:00 p.m.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 11, 2026
@ 2:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated our next meeting is scheduled for May 11, 2026 at the same location at 2:00 p.m.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Giles stated if there is nothing 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:
Marilee Giles
A3899D0EDC14F4...
Secretary/Assistant Secretary

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