

**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, **May 11, 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

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Mike Williams <i>by phone</i>	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. 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. Copies of the agenda are found on the table by the door 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. Then there is a place towards the end of the meeting for public comments again, for those comments that are not listed on the agenda. If you have a comment, please state your name for the record. Any comments ma'am at the top of the agenda.

Esmeralda Evans stated I will wait until the end of the meeting, thank you.

May 11, 2026

Middle Village CDD

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the April 13, 2026 Meeting

Ms. Giles stated item three on the agenda is approval of the consent agenda items. On page 7 of your iPad's are the minutes of the April 13th meeting. Unless there are any comments or changes, I just look for a motion to approve them.

On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Minutes of the April 13, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 24 is your financial statements as of March 31, 2026 and it is followed by your assessment receipt schedule on page 36 showing we are 97% collected. On page 38 is your check register for the month of April in the amount of \$185,885.41. 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 Mr. Marx with all in favor, the Check Register, was approved.

FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Ms. Giles stated there is nothing on your iPad, it is just on the agenda itself. It is just discussion of fiscal year 2027 budget. I put that on here just so you would have the opportunity as a Board to provide any guidance, ask any questions or just talk about the FY27 budget. If there is nothing specific you want us to look at, Jay and I will work with your accountant on putting that budget together and doing what we normally do. Jay, anything to add?

Mr. Soriano stated if there's anything specific you guys would look forward to adding or change about the budget, that's really what we look for as we're going through those things. At this time of year, we go and speak to all of our vendors about any increases they may expect and then we go through contracts that have them already written in there for yearly expectations and we have all that together. That's what we will present to you next time.

Mr. Steiner stated is there any big potential big surprises?

May 11, 2026

Middle Village CDD

Mr. Soriano stated no, not surprises. When we do things like repair and replacement, which can be big items, those the good part is usually it's not a surprise. Those are things that we already know lifespan or we've spelled out somehow in the capital report too. I generally try to make those things last longer, but at least we know, hey, they're at the end of life we've made them last an extra year, two, three years. That's an expectation. To me, that's not really a surprise. I don't see anything that I would expect being much different.

Mr. Steiner stated so we don't have any roof repair or replace or anything major, even if it's coming out of reserve?

Mr. Soriano stated no, we do have some normal large items of repair. We have pool items; we have fitness center items. But I don't think there's anything major definitely not like roof or even what we're going to see today. Later, we're going to talk about an elevator repair. The elevator itself would be one of the biggest costs. That's not expected yet. Doesn't mean I won't have a larger repair come up.

Ms. Giles stated and then Mr. Chairman, before we go on, I heard a beep. We have District Counsel on the line. Is there anyone else on the line?

Mr. Williams stated Michael Williams with DCCM.

Ms. Giles stated welcome Mike. How are you, sir?

Mr. Williams stated good.

Ms. Giles stated we will still have DCCM as our engineer. Mike Silverstein has moved on from the company but now we have Mike Williams from DCCM and that is who just joined us. Mike, I was about to answer part B of the Chair's question. So, some lines go up and some lines go down. But one in particular that you will see that went up was the engineer's line because there are numerous types of reports that are required on the engineer's side. One is your public facilities report that is every seven years. Then you have your annual Engineer's Report and you are used to seeing that and that's every year. Then there is a pond bank inspection that is every two years. We have not done that so we are going to start doing that so that we stay compliant with St. Johns Water River Management District so that is budgeted in here. Also, five years ago a new requirement was introduced that is called the stormwater and waste 20-year analysis report. We did it in 2022. Mike you were with us. It is due every five years so 2027 is that fifth year. You will see the engineers budget line goes up but it covers all of those reports that pond inspection. When they do your annual Engineer's Report, they are pretty good about

May 11, 2026

Middle Village CDD

walking around those ponds and identifying what they can but that is not a document that they can submit to St. Johns River Water Management District. We will have to start doing that. We are going to try to work together, Jay and Mike Williams to do as many of those reports at the same time that we can so that the engineer is only walking the property one time. Anything else Jay?

Mr. Soriano stated I did want to go back to Mike's question a minute ago because I did look it up just to give you an idea Mike. Some of the stuff coming up in the next year or two that would be larger. When you look through that capital are actually things that I'm not going to do. We will have them looked at, especially when we do the engineer report. But we have about \$50,000 in tuck and point work on our bricks for our clock tower and our bell. And all that is, is they go through and they cut out mortar or bricks and they put new mortar in. I don't think our mortar looks that bad. There's not an issue of any bricks falling out or anything like that. I'm not looking to spend \$50,000 at this time. The bell tower they put at \$21,500 and the clock tower they put it \$24,500. Items like that I go through and I readjust them. When we go through and do an update on those, that's where Charlie or whoever we give the update to will look at how I adjust it. If I put it off a few years, they may make the next one earlier by a few years so that we move it around so you're not stuck in doing anything like that. But that gives us a good idea. Right now as I go through I don't see anything really large. He did have an expectation to resurface our parking lot would probably be the next big one, and that's \$28,000. He set this up on the calendar and we follow the fiscal year, so we could pay for it next year. But even then, I don't know that I would do this or resurface that whole parking lot at \$267,000. That parking lot is still in good shape. It is getting older. I would probably recommend something like a seal to try to get out a few more years. But then Charlie would have to adjust his timeline on the actual full resurfacing where they come in and they will scrape away the top layer and drop a new layer of asphalt. That lasts much longer than a seal. The seal coat can last two to three years, depending on what your use is, but it can last longer. People do this in their personal driveways. It's different than being at a commercial parking lot. But that's another one I don't think it's in the shape that we have to be concerned with spending a quarter million dollars on yet. Right now, I'm not looking at anything that I think is really high in price.

Mr. Steiner stated you mentioned the clock tower. Didn't we do something within the last few years that was separating from the structure or something?

May 11, 2026

Middle Village CDD

Mr. Soriano stated we had new veneers put on and resealed on that. They took the mortar off of that. That's just the sandstone that's on the bottom where the fake doorways and the pedestals are. We didn't do anything with the brickwork. This was just the brickwork that they wanted you to do. You actually come in with a grinder, and you grind out all of the mortar along the seams and then squeeze it almost like a cake batter, all the new mortar, so it looks nice and clean.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have no report.

Ms. Giles stated that is good news.

B. District Engineer

Mr. Williams stated I have nothing at this time.

Ms. Giles stated thank you.

C. District Manager

1. Report on the Number of Registered Voters (4,454)

Ms. Giles stated on page 286 is your letter from the Supervisor of Elections, Clay County. Florida Statute Chapter 190 requires us to provide the number of registered voters in the community. As of April 15, 2026, there are 4,454 registered voters in the Middle Village CDD.

2. Reminder of the Upcoming General Election

Ms. Giles stated the second thing is on page 287. 288. Sorry about that. It's just a copy of the notice of the qualifying period that is noon on June 8th to noon on June 12th. And there's three seats that expire this year, and that's seat one, seat three, and seat five. If you have any questions about that qualifying period, just let me know.

3. Reminder of Form 1 and Ethics Training

Ms. Giles stated the next thing is a reminder to do your Form-1 and your ethics training. Your Form-1 is due by July 1st. It looks like three of you guys have done that. Eric, I got your email this morning. Thank you, sir. I will just remind the other two Supervisors weekly as we get closer. Then your ethics training is due by December 31st. Lots of time left on that one. Two

May 11, 2026

Middle Village CDD

more things, just a reminder that these meetings are open to the public. As Jay says often the roads and the sidewalks are county. People can walk into this meeting and they don't have to be a resident of the meeting to participate. It makes some folks uncomfortable when they're recording you, but it is a public meeting. Anything you want to add to that, Jay?

Ms. Giles stated the last thing is this morning I did receive a resignation from Supervisor Gerald Bowen. It was effective today. This Board has a couple of options. Mike, if I get going to far too fast just interrupt me. But you have a couple of options. We can table it for the next meeting and put it on the next meeting's agenda. You can accept his resignation and the Board can start the process to fill that seat. There are different ways to fill that seat. You are not locked into a particular way. You can solicit your neighbors to see if they are interested and have them attend a meeting or submit their resume. Resumes are helpful. That is probably the preferred method because then you are recruiting someone that you know. You don't have a lot of residents that attend the meetings. We have one today so that is awesome. Thanks for attending. You just have options how you fill the seat. It is seat #4 and it expires in 2028. Jay, anything you want to add?

Mr. Soriano stated no.

Ms. Giles stated District Counsel, anything to add?

Mr. Eckert stated no. I think you explained it well.

Ms. Giles stated okay so its open for Board discussion. Just let me know how you want to proceed. I think the first thing is, do you want to accept the resignation today so that we can start the rest of the process or do you want to table it?

Mr. Steiner stated let's go ahead and accept the resignation and then allow Board members to have time to think about this so we can look and see if there is anybody that might be interested or suggested to be appointed to the Board from the residents. This is new, we didn't really have this in the back of our mind. That's my recommendation as far as that if the Board wishes to do that.

Ms. Giles stated is that a motion Mr. Chairman?

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, to accept the resignation of Gerald Bowen (seat 4) and table the rest of the organization matters, was approved.

May 11, 2026

Middle Village CDD

Ms. Giles stated anything else on this one?

Mr. Steiner stated from that standpoint I like the rest of the Board members to go ahead and review any potential candidates before we make the next step.

Ms. Giles stated okay and that's for seat #4 that expires in 2028.

D. Operations Manager – Memorandum

Ms. Giles stated Jay's report starts on page 290.

Mr. Soriano stated we have had some more District run events. We've had our dive ins. I do apologize to MV but our last dive in was at Double Branch. We will have the next one here, I think it's actually in another week. We did have our live music over at Double Branch. We have started our adult event. We started this last year we had two. We had one at Double Branch and then we had one at your side here. I do ask that families pay attention to that as this is more adult oriented. They don't actually stop anybody from coming in. They can bring the kids. We just have the area separated so kids stay someplace else. Because we do very few things that are just for the adults. We have areas that are for adults, but not events. This year I did set up twice as many. Last year we got rained out. Double Branch, their event made it halfway through and then the sun came out and it worked out really nice. Middle Village it pretty much rained on us during the whole event so it limited how many people come out. It makes it a little harder too because we had a full band here. It was even louder because we were stuck under the patio and that crams everything in. It's more enjoyable when we get spread out and take up the whole deck. This last Fridays event over at your sister District did work out where the weather was good. We had lots of people there. Everybody enjoyed themselves. Everybody behaved themselves, which is the most important part because we also allowed adult beverages and everybody gets to be their adult selves out on the pool deck and enjoy music and then get home at 8:00. It did work out well. I am looking forward to our next one that is here on this side. We do have the first two set up and these guys are just a guy with guitar. This tends to be more of rock and roll or even country cover songs, things like that. I get my residents that you wouldn't have known that if you were there the other night anybody complaining but I do get somebody says, oh, we want other music. The other two that we had planned we're trying to book bands that cover more songs and more genres. I do have a band that is doing 80s music and Motown, with a little jazz. They have a bigger band. We also pay a lot more for them. But we are hoping to book the other two events

May 11, 2026

Middle Village CDD

that we have as full bands instead of just one person guitar. We did put that information out in the email this time. You'll see the playbill once we actually get those things confirmed. But we'll have two events on this side throughout the summer and then two events over at Double Branch. We just alternate back and forth like we do with the movies for the kids. And then looking at your rentals and how we print cards, all of that is increasing and that's just normal. Throughout the spring we start to build up and then our busiest months once we get out of school. We are still on the alternating schedule to where your facilities, if you look out at the pools are closed today. It's Double Branch, phase 1 is open Monday and Wednesday. You guys are open Tuesday to Thursday. Then both sets of pools are open Friday, Saturday and Sunday. Once we get to that Memorial Day weekend, pretty much everything is full blast and we're open everyday so the place does become even busier. Rentals become busier. Events up in this facility here or downstairs for the party room it's pretty much an everyday occurrence. At least every weekend at Middle Village. Then of course we print a lot of cards. It always seems that even if people move in in November or December, they wait until now to get their cards for the pool. And a lot of times they wait until Friday to get their cards for the pool.

Moving on to the operations and maintenance side, I do have a couple items for you to go through here. I just dropped one off in front of you and we will go through that one first. This was something that happened last week. We did have an issue with our elevator door. Now we do have issues sometimes that can be reset. People will block the doors open and things like that. We do get kids that like to play with the door too as they run around down there outside, they're hitting the button. Nobody's using the elevator. It has helped out by us closing this area in up here because then people won't go on the elevator as much. They're not coming up here. This area is closed when we don't have an event or meeting so that does help out a little bit. But we do still have problems with the door here and there. Most of the time, like I said, they can't be reset. The door can be cleaned and get it working again. But this is one that does require a big replacement. Right now, one of our hydraulic valves are actually going out. That hydraulic valve controls where the cab drops down. If it's sitting on the bottom floor, if that cab drops a little bit below level with the floor, that shuts the door off for safety. It thinks the cab is not in the right position for somebody to walk out so it's going to shut down and you cannot get in and out of that door even if you're inside already. That's how we found out this was happening because somebody got stuck and I had to get them out under emergency procedures. Once I had the

May 11, 2026

Middle Village CDD

elevator company come in and look at this and I'm sorry, I think they gave me two and I printed off the wrong one here because they are trying to get you to save 500 bucks by using them as a normal preventative maintenance service. Give me one second. It is just above my amount, that's why I had to bring it to you. There's a quote for the elevator replacement and then a quote for the PM. I printed out the PM one. I apologize. To repair that hydraulic valve, this is for the part and the labor to put it in is \$10,015. The \$15 is what put me over. But this just happened last week. I did work with the maintenance crew so that we could use it temporarily because we did have a wedding last week. She was of course freaking out because she had somebody, she said needed to use that elevator. Unfortunately, there's times where we can't do anything. But the elevator company was able to make it to where we could use it temporarily. They just do not feel comfortable with us continuing to use it that way so we do need to replace this valve. But like I said, it is above my amount so if we can get an approval, that's what I'm looking for here.

Ms. Mifsud stated Jay, is this something you're able to do?

Mr. Soriano stated I think the biggest problem is getting the part. This is an older elevator, but they're going to work as fast as they can. This company has been great. This is not our normal contracted preventative maintenance company. I think we've talked about this before. Our normal company, I really don't use them much anymore because not only are they expensive, but I just don't trust them as much. They have done repairs for us in the past, and shortly after we have the same problem again. It would be hard to prove what they actually did. These guys have been great at taking pictures of everything for me. They document parts and numbers when they come in. It has just been so much better experience with them. However, I'm stuck by legal contract with the original one. We have them as almost backup, they are supposed to be our contractor company, and I go to these guys to do everything else. But that's why they're also trying to get me to go with the contractor. I just can't have two contracting companies until I can find a way to get rid of the other one. I have been working with Mike to do this. We are bound by contract right now, but as soon as I can get rid of them, I will and move to these guys. And even in this case, like I said, they offered to knock \$500 off of this if we do this contract. They're still about half the price of the other company and \$10,000 here, the other company would have been closer to 18 or 20 by their hourly charge. They charge a lot more than this company does here.

Ms. Arnau stated how much longer are we obligated to the other company?

May 11, 2026

Middle Village CDD

Mr. Soriano stated so that's the problem is some of these elevator company contracts are an agreement between two people. They both have to agree so even though I don't like them letting go of them, they want to stay in if they can. That's where I did talk to Mike about this before. That's the hard part. This was a contract that was made for us by the developer years ago. I am trying to use that to figure out if there's another way around that.

Mr. Steiner asked Jay, do you need a NTE?

Mr. Soriano stated this is just from last week. I don't think there will be any changes in it. And if they would, it would be something minor like they told me to ship it overnight, we need an extra \$200. I can just cover that under my amount.

Mr. Steiner stated and you said the current contract we have; it requires both parties to agree to terms terminate.

Mr. Soriano stated yeah.

Mr. Steiner stated usually it's the other way around, isn't it?

Mr. Marx stated yeah, that's terrible.

Ms. Mifsud stated yeah. I can't imagine.

Mr. Soriano stated I'm not sure why those are made like that. Mike has told me he's seen that before out of some of these large elevator companies. Our current company, like I've talked to you about before is Coastal.

Mr. Steiner stated right.

Mr. Soriano stated I know you guys have had them work before over there at your building, so.

Ms. Mifsud stated actually, I don't think we have.

Mr. Steiner stated we haven't had Coastal.

Ms. Mifsud stated and our contracts like a seven year.

Mr. Soriano stated yeah and I talked to this company, Eltech, about that if we can get out of one this, it'll be different. We do short term contracts here, almost everything like that. I don't agree with those long-term contracts, but yeah, I'll be doing everything I can to figure out a way to get rid of them. It doesn't affect what I do with Eltech though. They don't have anything in the contract that says somebody else can't work on our or anything like that. Yeah, it just means I'm paying about \$1,000 a year to somebody that really does nothing for us yet.

May 11, 2026

Middle Village CDD

Mr. Eckert stated this is Mike. We've had this issue come up in a couple different places. We can take a look at that and work with Jay. If there's any way we can best position the District to terminate it and mitigate its losses.

Mr. Steiner stated okay, appreciate it, Mike.

Ms. Giles stated Jay, you need a motion to approve that proposal.

Mr. Soriano stated yes for \$10,015.

On MOTION by Mr. Steiner seconded by Mr. Marx with all in favor, the Eltech Elevator Company's proposal for elevator repair for \$10,015, was approved.

Ms. Giles stated Jay, do you have anything else?

Mr. Soriano stated I do have a couple more items and I will have proposals for you, but I have amounts now and this is really more for discussion. Your sister District I will be bringing a proposal for to start replacing some of the big directional neighborhood signs. We do have these also. These are the big signs that tell you which way to go to different neighborhoods or they're out in front of your specific neighborhood. Now the difference for you guys, you only have a few of these. Almost all of these in your side are owned by the sub association. Briar Oaks owns theirs; Cambridge owns theirs and so forth. You only have the three that are out so you have Deer View, Hamilton Glenn. On the Hamilton Glenn signs we actually discussed years ago about the other side is in a county right of way. That one isn't a neighborhood sign. It has the neighborhood sign on it. But it also has all these signs for all the businesses that were supposed to be out there so we don't do that one either. We just do the Hamilton Glenn, Deer View and then Whitfield. I am getting the company that did the work on your sign out front to look at redoing all of our signs. She has given me a proposal. I am going to get a couple of backup proposals. But price wise I did comparisons when I was doing your sign out front per square foot of work on the sign. She is much cheaper than everybody else. But I am going to bring the Double Branch because they have a lot of these signs. Even if I can get a sign for a few thousand dollars, it adds up when there is 14, 15 signs. But I did want to bring it to you guys too because like I said, you have a few of them and they are going to be 22 years old. We would want to start looking at repairing or replacing those. She has two different styles. The one style that's on here that I'm going to be presenting is actually what you have out front. You guys have seen it, I like

May 11, 2026

Middle Village CDD

it. I think it looks really good. It is a sandblast. It's actually a little more expensive because of the design. The letters are raised and it's easier to paint and clean compared to the signs that are out there now. The signs that are out there now, they actually have a router that digs out the letter and this caused a couple problems when we had issues. The letters look like this on there. These are bigger so you can see them better. But it's how it's dug in with an almost specialized drill bit that cuts the letters out. We did have a problem with this if you recall years ago. It's happened a couple times. Hamilton Glenn was taken out in a car accident and that created problems because I had to be able to rebuild the sign. The companies that did the signs, we have two that did a lot of your signs out here. John Goble which is on County Road 220 did a lot and then Giglio Signs also in this area. They are a big sign company. Both no longer had the programming or the router bits that made the same exact lettering. The hard part was waiting for them to get equipment that would actually cut out the same style so they would match. Hamilton Glenn we actually rebuilt it a little different. We haven't had as many problems here. Double Branch has had three taken out over the years and luckily, I was able to get that rebuilt a little easier after dealing with the Hamilton Glenn sign. But you do have a couple different designs now because of that where they're not all routed like that, but most of them are routed in. The cost is a lot different. She did do a proposal for them and when she counted them up, I think she did count your three on this side. She also counted the Village Center which I had her take out because the Village Center is actually owned by a developer still. We don't actually own it but I'm sure they're going to want to do something with it because they like that to match everything here. I'll talk to them about it and they may even ask us to split. I don't know. We do a lot of stuff for them there. We do help clean there, cut the grass and do a lot of landscaping and irrigating the area. But that area around the clock tower is owned once you get inside. But if we take those away and count those up. The size of them. There's 14 there. If they did the sandblasted, they are \$59,262 altogether which I think breaks down to about \$4,400 a sign which I said is actually pretty cheap. These are double sided signs and the sandblasting is a little more expensive. She did give the cheaper option of doing the CNC routed. But I think two things, one I think it would be nice to get a better-looking sign. But then also we match what we've already started doing. We have metal out here so I would like them to look more at that sandblasted style. But I asked this lady here, with the amount being that high, if there was a way for me to break it up and do two or three this year, and then whether it's six months to a year, do two or three more and over the next couple years

May 11, 2026

Middle Village CDD

replace it. She said as long as she's in business, she will honor that at that pricing. I was happy with that part. That gives her a big project. Almost like we would contract with them to do this but then break up buying that. That's what we've talked about.

And something else we're going to discuss in a moment are playgrounds. It's the same setup I've talked to you guys about before. You have less of them. You only have a few playgrounds out here where your sister District has a low budget so spending 40, 50, 60,000 on one playground they can afford that. But then if you were to do 10 or 12 at one time, that's not really easy or fiscally responsible. We've broken it up and done a couple and then the next year another one or two and go in that route. That's what I think I'm going to do with the signs too but I did want to bring it to you guys also because we are slowly updating stuff over there. I get the same complaint all the time from residents. Oh, what they are doing over there looks nicer and we get the old stuff or we're the last. I always got from the very beginning that one neighborhood's the stepchild and it's usually this side because they're always second, they say. But this side has always been bigger. It has bigger facilities too, so it is a little tougher. But I do think it's important to do those things together when we can. I'm not really looking to do any approval tonight. I am going to ask them if they want to start. But it was something I wanted to bring to you guys for discussion if there was any concern of this moving forward or if you guys wanted to start or not. This was really for discussion. If there's really no discussion, the one other item I had was going to be your next playground. This was the same thing. I'm not in need for money from you guys. We already replaced one. Sorry, I'm looking for pictures. We already replaced one. We started Deer View. Actually, you guys did the very first replacement. But it's been quite a few years now since you replaced the amenity center playground. Then I went on this yearly changeover with Double Branch to start working on theirs. Other than what's at their amenity center now they're down to their last three neighborhoods. You guys only have a couple left. We did Deer View. We have Hamilton Glenn. We have Whitfield. Whitfield is in pretty bad shape. We are making repairs on that constantly. It is also probably the worst when it comes to graffiti. We can wash that thing; pressure wash that thing pretty much every three to six months and there's so much more graffiti on it. The kids draw on that all the time. There's one, I can't get it all off anymore. We are trying to find ways to almost cover it up. We focus on some of the worst words and any obscene pictures right away because the kids are there. But that one is definitely the one I would recommend changing out next. I did pull three different playground

May 11, 2026

Middle Village CDD

units from our normal provider. The same company that I buy from over the last five or six years that we've been doing this and all three of these do serve the same amount of kids. They are just set up different. All three of them are right about \$18,000, ones like \$18,100, ones like \$18,500. They do come in all different colors. This is the only picture they have available is this multi color thing. I tend to like more a plain color where they match a little bit. Not the clown style. But I know our kids like that sometimes. This was the only picture available for this one. But all of them would be under the \$19k mark and that's what we've done over the years in that amount. I am going to be asking Double Branch to approve the purchase of one tonight because they do have one at Piedmont that needs to be replaced. It's a little bit worse than Whitfield so I would like to move forward on that one. I was hoping that I would get a better deal if we're purchasing two at one time. If that's something you guys would like to consider then I would ask to free up some funds and purchase the next playground.

Mr. Steiner stated what did you say for the dollar amount?

Mr. Soriano stated under \$19k. I think this one was the lowest one at \$18,100 and this one here was \$18,400 almost \$500 so they're all under \$19k. But like I said, I'm hoping I can get it even cheaper. Whether they knock off a thousand dollars or even \$500. We are buying two of these from them. I would like to get them to give me a proposal that's a little better. Not to mention we've bought quite a few over the last couple years.

Mr. Steiner stated the other thing I would imagine you get a reduction on shipping too.

Mr. Soriano stated yes.

Mr. Steiner stated with this Jay you say we have Whitfield that you said you needed to change out right? Would be the candidate for this side?

Mr. Soriano stated looking at them and trying to rank them in priority, that would be the next one.

Mr. Steiner asked is this coming out of reserve?

Mr. Soriano stated yes.

Mr. Steiner stated okay, I think it would be a good idea to approach it.

Ms. Mifsud stated if there's an opportunity to save some money.

Mr. Steiner stated and it's something we are committed to do so it's not a luxury item we are putting in there. We are probably going to be spending an awful lot of labor on doing repair and maintenance on the other side.

May 11, 2026

Middle Village CDD

Mr. Soriano stated and that's where I start to look at which ones go where on that priority list. Because if we're doing a lot of those replacements and repairs. Whenever we take these down, too, I showed you before, we keep all of those parts and I do what I can to repair them. If we need a stair set or a ladder and we have one in good shape, we put it back on. You guys don't pay for anything there other than the labor so this would save a little bit in labor cost because hopefully once we put it up, we're not doing any repairs for a while. That will cut that down. If that's something we want to do, I would look to approve the purchase of the next playground at a NTE of \$19k. Any discussion?

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor, NTE \$19k for a new playground at Whitfield, was approved.

Mr. Soriano stated the last thing that's not on my report really was just an email I received today from Amy Brown. She's the one that does the vendor fairs. We've been doing one on each side throughout the year. She typically does a Spring one over at your sister District in the following year. She has asked me for October 3rd date to do her Fall Expo here in the parking lot. I'm good with that. I am going to send it to Wanda to make sure she coordinates. We try to stay away from any big wedding events going on in this room. But I'm good with that date. I just wanted to make sure that you guys are still okay with those vendor fairs. She has asked your sister District Double Branch to do a second now. Last year we did a second for the first time and it worked out well. It looks like Christmas and she did it last minute. I'm not sure if any of you guys can get over there, but it was good. It was a little better. We had, if you recall, the person that ran the expo years ago, the biggest problem is near the end of her time, she got so large and it created problems. She had to bring in police officers to help with parking. We had some issues with people parking up on the grass and damaging things, even damaged one of the backflows over at the school where they were using the grass over there to park. It was just size so we had, if you recall here and Double Branch give this new girl a whole list of rules that she has to follow just to keep it a little more low key so we don't have those issues going forward. But the third worked out fine. I think Double Branch is going to hear that request tonight too for the Christmas vendor event. Unless there's any concerns, I will let her know that she can move forward with October 3rd. Unless you guys had any questions on some of these other repair items that were listed here, that's it for me.

May 11, 2026

Middle Village CDD

Ms. Giles stated thanks, Jay.

SIXTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

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

Mr. Steiner stated start with the audience.

Ms. Giles stated just as a reminder if you have audience comments, if you'll please state your name for the record.

The resident stated my name is **Emmy Evans**. I'm a resident but I'm also a party attendant here and there's been ongoing concerns regarding professional pictures and pictures taken while the venue is being rented out. As I was to trained and told that during the venues when it's rented, residents cannot be on the staircase as it is rented for those here and then they have access to it. Just on Saturday, May 2, about 1:45, 3 o' clock, I had a resident who hosted a professional photographer in front of the fitness center, on the entrance and exit of the stairways and the fitness center itself. And she proceeded to set up her professional pictures. The fitness center attendant, which is a teenager, told her you could not have set up professional pictures. She became very belligerent to the person that was there. I was there as well because I had two parties going on. I had one up here and one at the pool. At that time, I told the young man to close the door because she became very belligerent. She came around, pounding on the window, continued to scream at us, entered the fitness center very aggressively. I'm trying to get a hold of security. Security was not here. I immediately called 911 and she became very belligerent, arguing and screaming. Police officers arrived but they said that there was nothing they could do. She said she did nothing illegal and continued to say she's a resident; she can do it. We have nothing in our policy or because I was looking for it. There's nothing on here about that specific about professional pictures, however, because she was belligerent, cursing me, calling me different names, cursing at me, basically. And the police officer heard her, and I said can you trespass her now? He refused. He said he would. He never did. This is every weekend as I'm having parties. I'm having issues with police officers not supporting me with very disrespectful residents cursing at me and at the employees downstairs at the fitness center. I was hoping that there was a way that we could. This person went to Christina, our office manager, the following morning on Monday stating the situation and said it's not in our policy about professional

May 11, 2026

Middle Village CDD

pictures. As a resident, she has the right to do as she pleases and take pictures. This leaves me in a situation where what do I say if those who rented this don't want people on the stairs taking pictures as they're taking pictures, or they're using it to go up and down the stairs with whatever items they need to bring in, and now it's on a pause because people are taking pictures and because they're stating, I'm a resident, I have the right to do so. I was just wondering, what can we do to alleviate the confusion?

Mr. Soriano stated there's not really a requirement that we have every situation spelled out in our policies either. Staff does have the right to operate as they need to make sure everybody is safe and everybody feels comfortable. A resident does not have the ability to say, because I live here, I can do whatever I want. That's not the case either. In this case, the Clay County Sheriff's Office is definitely wrong for not trespassing. We can't do much about that. We have talked about that here before that many times we get supported but many times, we don't. This is a problem with Clay County Sheriff's Office, where they will tell us something. We might get an officer that believes they can't trespass a resident. I've had that argument with them a million times. They believe that because they pay, they say fees, it is tax dollars here, that they can't be trespassed. I pay taxes for Clay County. I can't go down and act like a fool, give people the middle finger and cuss while standing on the sheriff's office front lawn and expect nothing to happen to me. But that would be the same situation here. And they still go back to an old memo years ago that one of their old lawyers had put out saying residents can't be trespassed in their place of residency. This is not actually their place of residency. That fell to a rule that had more to do with public housing. Those areas that people actually live there, that's a little different. Even like the apartments, you would live in the apartment, you can't be trespassed from that address because you live there. But internally, they could make rules that you can't be out of the pool. That would be different. They would have to follow protocol for removing them from a pool. Many times, they just have refused to do anything here. We can't do anything other than I can report that officer. I do have contacts.

Resident stated I do have the information. However, all that was going on. I had two incidences going on. Unfortunately, I'm still looking for the paperwork.

Mr. Soriano stated it's a little easier even when the staff doesn't get that information, because it had to happen out of the pool before. If I can point to the date and time, I can find out who responded and then go from there.

May 11, 2026

Middle Village CDD

Emmy Evans (resident) stated I do have that. I have the date and the time of the two officers that came.

Mr. Soriano stated it doesn't really help us as much after the fact, because trespass citations have to be given then. It's a little harder after the fact. But you guys do have the ability to do something after the fact, now that's hard. I haven't talked to this person yet. I do get involved when there's policy violations because I have the ability in there at my discretion so wording doesn't have to spell out every situation. It's actually at my discretion. I can turn off that card and take their privileges. Then we have to go through disciplinary steps. I think we've done this here before. I know we've done it at Double Branch many times where we have to assign a meeting to where these people then get to come in and speak to you guys and explain themselves. Whether they believe they were right or they're asking for forgiveness. It is much easier when we get them trespassed. I've explained this to staff, that's what I would prefer most of the time. I don't want them sitting there cussing at staff or anything like that. In fact, we don't even have to put up with them that long. First word, call Clay County and get them out of here and hopefully they won't push back on trespassing. But we go to trespass first and the reason for that is that becomes a county code violation. That's two years off of our property. You guys don't have to address it at all if you don't wish after that they are trespassing, end of story. Where when we go this way, Mike can go through really quick how it works. But it is a due process thing. We have to give them the opportunity to come in and speak their piece. They can even question the staff involved, which I can't stand most of the time. I have people that complain about the lifeguards and if we had that situation, I got minors up here. But it is almost like a court set up to where that's the due process. We have to give them that chance. And then you guys make the decision of how long to take their privileges away or not at all or reinstate them. Because most of the time I have told by then their cards are turned off. And then once you take that privilege, then it's a little easier because they're on property, they can most certainly be trespassed at that point. Like I said, all of those situations don't have to be spelled out by them bringing in a professional photographer in the advert. We've explained that multiple times. We've even talked about here in this room how to help out and make it easier. But it does make it hard. We've allowed them to go out there. They can take pictures of landscaping and the building in the background. It's the front and the steps where this even you will see people trying to get up here to make it hard. We used

May 11, 2026

Middle Village CDD

to allow people and say if there's no event going on, that's fine, go head up there, you're not bothering anybody. But that creates a problem for staff. Emmy wouldn't be here because if there's no event going on, she's not the attendant. She may not be here, but that high school student she was talking about before, that person is there and there can still be problems. They're also creating an issue of somebody's running business on our property. They don't get to do that. We have all kinds of rules for things like you can't personal train, you can't do sports training. They're running a business on your property, that puts a liability so we don't allow that. Then there is plenty of rules in there that allow for once staff explains any operating procedure, they do have to listen to staff or they're going to be asked to leave. If not, they can't be trespassed. There are lots of situations here since the officers didn't do their part. Like I said, I can work with the sheriff's office on that. All it's going to do is maybe educate that officer more that he has the ability to trespass. But for those people now, the only thing that we can do is you guys could choose to take their privileges and set up that hearing until they come in and tell you their reasoning.

Mr. Eckert stated my recommendation would be that staff make the decision based on the information they have whether or not to suspend the privileges until the next Board meeting. Then we can go ahead and send out the letters that provide them with an notice and an opportunity to be heard.

Mr. Soriano stated like I said, I haven't talked to them yet. If you guys want to go that route, once I talk to Mike, I can make that decision. If that's the case, usually what I do is Marilee and I send communication to all you guys saying, hey, we've decided to terminate this person's privileges. We even share with you the letter that goes out to them. They get a formal letter that says that's been turned off. You have to go in front of the Board. We send a copy of that to you guys. But that's you guys showing that, hey, we've turned this off, and now you're going to be assigned this disciplinary. And then we hope they show up at next meeting. You guys can choose to turn it off for longer. I can only turn it off until that next meeting is what this step does.

Ms. Mifsud stated well, it certainly sounds like you should be able to do that.

Mr. Soriano stated that is typical. I try to talk to them first. This is not the only issue. This is one that Emmy gets to deal with more because she is a party attendant. But there are lots of other issues. I usually get two or three of these policy violation reports every Monday morning

May 11, 2026

Middle Village CDD

when I come in. Some of them may be little with kids riding their bikes on property. The e-bikes are worse right now. But even kids riding bikes on property and they just don't listen to the staff. But that doesn't cause as big of a problem here. I find this a bigger problem because this was an adult talking to him. They should know better. When they pull out like, I'm a resident here, I pay for that, I get to do whatever I want. That it's not the case and that's not how it works. I have concerns with that. But we do get many others and I try to talk to whether it's the adult in the household or kids I talked to the parents about. I try to do that step first. Unless it's a case where we were able to get them trespassed. And that's where, like I said, I've tried to inform staff. I know it seems like we're being mean, but especially with as many problems we get down here in the summertime, even off season. But in the summertime, it's much, much worse. I just support staff. We call the county right away. If that resident really believes that staff did something wrong and they shouldn't have called, we're going to hear it here. But that's usually not the case. We've all seen some of these policy violations. I have shared some with you guys in the past of ones we have trespassed. Some of these are obviously bad. Most do not show up or even talk to me about it.

Mr. Marx stated I have a couple of small questions specifically about the rental agreement. If someone rents this space, is there something in there that says they have unfettered access?

Mr. Soriano stated to the veranda and this walkway? It doesn't really explain the stairs. The stairs are in between the two levels. You get this whole upper part of the building. And that is another one that helped with putting this fencing up here. It doesn't come to your stairs.

Mr. Marx stated I think you should include something to make sure that they can go up and down the elevator and use the stairs whatever they want. Because I don't want someone who's paid for service to not get it. Even if someone's being belligerent, which is another issue altogether. At least that's my opinion. Yeah, I definitely really wish that officer trespassed that person.

Ms. Arnau stated that's my question. Do we not have some verbiage that we can communicate when the officer is present that says we as a community have a right to have this person trespassed when they're behaving in that manner.

Ms. Soriano stated we actually do. Not only do we have what's called a blanket trespass form that we fill out for not just these Districts, but we fill them out for multiple Clay County

May 11, 2026

Middle Village CDD

Districts. Marilee and I help in other neighborhoods where the staff there will deal with this stuff and we go through the same things with them. I've seen the same problems in those neighborhoods. I just had a chairman actually, from another neighborhood down the road send Marilee and I a text the other day saying he spoke to one of the chiefs at CCSO and that he was fully on Board with trespassing nonresidents. He said he would have to figure out how he does residents or nonresidents so there was another problem. I don't see the difference in either one. They both get treated the same, trespass. If the owner operator of the facility that's where CCSO has to get it straight and figure it out. We have those blanket trespass forms on file with CCSO, but you guys actually went a step farther and I believe this was probably about nine years ago, 10 years ago, where we did a resolution in both Districts with the lawyer at the sheriff's office. Mike's office has a copy of it. We can pull it up and send it to you guys to see. But this was a long time ago for them to understand that it actually, I think, lists all the staff and has you guys in there too. Board members can, you guys are actually staff, can actually have somebody trespassed too. We have that on file with the sheriff's office. The hard part is getting that information out to the officers that are on beat. Some of the sergeants may know or the lawyer for CCSO knows, but getting that out. That's why I say the information that some of the older officers will use refers to a memo that was there almost 12 years ago. But they remember that from the other lawyer that was there. That created that problem. I've heard that in other counties too, where the sheriff's office won't trespass a resident of a neighborhood, even in an HOA situation. That's a problem. You pay for a fee to use a pool that doesn't allow you to come down there and be a jerk and think the sheriff's office can't do anything. I don't understand that argument. When they try to say oh, they're a resident here, the Sheriff's offices should definitely follow their own code. Code says the owner or operator of a facility can have somebody trespassed.

Ms. Mifsud stated so isn't that something though? Oh, go ahead, Mike.

Mr. Eckert stated just to add on to the history of this issue and it's very unfortunate because what happened was there was a memo that was written by, I believe, sheriff's association or by the sheriff, basically saying that property owned by an HOA, you can't trespass the person from that property because technically they own a share of it by virtue of it's a private HOA. Sheriff deputies from there took it to mean okay CDDs and HOAs are exactly the same, but the difference is, is that residents don't own a piece of the CDD or the CDD's property so it's very

May 11, 2026

Middle Village CDD

different. Educating them has been a 10-year process. I certainly understand Jay's frustration, but it all stems from a wrongful equation of an HOA and a CDD in a memo that was created probably 10 years ago.

Mr. Steiner stated Mike, this seems to be the same issue that we're having with the E-bikes. We're in a situation where there's no recourse and granted, these bike riders may not be even residents of this CDD, so going and trespassing and they lose their privileges is really a non-issue because they don't have privileges to begin with. But the thing about it is, is they are not restricted from being on property. There seems to be a disconnect between who has what authority and how it can be opposed. They say they treat it like we're private property so we have to do the action. It's not a matter of being a county issue. And in this case, it was they were actually here and given the trespass request and failed to go ahead and operate. But they're saying they can't. There needs to be some discussion at a much higher level than this Board. But I don't know how you're going to go and resolve that issue of who does what and when.

Ms. Mifsud stated if I understand you correctly.

Mr. Steiner stated no, please.

Ms. Mifsud stated there is an ordinance. Is there a county ordinance that allows for the said operations and is there an ordinance that the officers run around with the Miranda rights and their law? Is there something that we can empower the staff with in accordance with they can pull out real quick in accordance with this ordinance? This property does request that if you, is that something they.

Mr. Soriano stated we can do that. I can point out what the county code is for the staff to be able to say.

Ms. Mifsud stated just to have it handy real quickly.

Mr. Soriano stated this is the problem. I hate when I have to argue with a police officer, especially something like that I've done years after years. But for them, especially the guys on beat, some of them may be young or they just were informed differently. I won't say it was wrong. It was different because it was interpretation. Many times, they should not be the one interpreting it. You have a lawyer for a reason, do the job. The code says they can be trespassed. Leave it to prosecutor or the lawyer to deal with. They really feel that no, this shouldn't be done and they drop it. But going forward, we have to have that officer over here even if we explain what code that is because trespass is the same in every county. They have to look past that thing

May 11, 2026

Middle Village CDD

that they thought that because they pay for it, they're allowed or there they own it and that's not the case. We have to get them past that. But I think most certainly start educating the staff of what the code number is and what it states is typical trespassing is the same for both private entities or a business as it is for private residents. It's the same thing. If somebody's on your front lawn, the way you get somebody trespassed, you have to ask them to leave. They have to be informed properly and then police officers can be called if they do not leave. And that's where the trespass comes in. Then with the citation what it is, it's actually a written warning. It is still a warning. They don't get anything out of it. It's just a written warning. Because now if they're caught on property again, they can be arrested. The biggest issue with any trespass, even once we do the trespass, like I said, has to be done then so they don't have to go and give it to somebody after the fact. Even though I can prove, they were here, they cussed Danielle. We have all of these witnesses, other people, they won't go to the house and give them the trespass citation. They have to catch them there. It's a big problem. This is the case. They were actually here. She should have gotten trespassed. She was not listening to the staff. Staff went through multiple times and not only did she do things like curse and get angry with her and then she's trying to storm into the office. That stuff is problematic and she is an adult. Let's imagine it was only the high school age kid that we have working. We have a few adults, but we have a lot more of these young high school and college age kids that we got to try to support. First though, I will be speaking to CCSO about the matter, but then I can speak to this resident for this to try to get them to have some understanding. And if they do not, like I said, I can turn off their card and you will be hearing from them at the next meeting.

Mr. Marx stated is there anything written down in our own rules that prevents people from using the property for commercial purposes without renting it first?

Mr. Soriano stated so we don't spell out every single type of business. We do have lots of rules on things like personal trainers and sports because we would see that a lot out there. There are a lot of other businesses that can be done here besides photography. I've had people that didn't coordinate correctly and pull up with their food truck. We've actually had this more in the summer. People are at the pool and I get. There's one culprit I kick out all the time; it's the ice cream truck. He is not approved through us on either side. You guys see this ice cream truck guy out here a lot. He actually, even when we first started, wouldn't provide truck insurance. He had COI for his business, but he wouldn't provide his truck insurance. Which to me is worse because

May 11, 2026

Middle Village CDD

he's driving around a truck. If he doesn't have insurance on that and an accident happens and uninsured driver there, it's an issue. We would not approve him and I have told him multiple times he is not welcome on the property. When we see him, we usually go out and tell him he's got to leave or the cops are going to be here in a couple minutes. He has been given lots of opportunities. We have multiple other businesses that are on here. We don't have them all spelled out. We can start going through that one. Mike, outside of the ones that are discretionary for staff, I don't know what your suggestion would be if we want to start trying to list out a lot more of these businesses.

Mr. Marx stated well, I would think it really helps if we list the things that we would actually allow.

Mr. Soriano stated either that or we do something that's even more vague.

Mr. Marx stated no commercial activity without prior approval or rental or something like that. I don't know. We can leave it to the lawyer.

Mr. Steiner stated we've got a mobile fishing tackle sitting up behind Towering Oaks there at the circle. There has also has been a mobile barber shop.

Mr. Soriano stated that was a hard one, it wasn't really our property. It did take me a long time to get the county, CCSO and the county would not address that right away. This is where I had to get residents and I try to stay away from it because of my position, but the commissioner lives over here at Eagle Landing. When he was a little more involved, then things started happening and it helped because after he had been there for a while, he also brought Porta Potty next to the trailer and that's when things started moving a little quicker. But yeah, we may have to do something that may be more vague to encompass all those commercial activities.

Mr. Marx stated I think between those two things, if renters have right to get in and give you rent spaces, the right of way to get in and out of the facility, plus you essentially restrict all commercial activity unless it's been authorized, then CCSO can hand both of those pieces of paper to someone and say, you can't be here right now.

Mr. Soriano stated even if we were to allow her to get a pass on the fact that oh I really want that policy in there, even if we were to say, okay, we're going to put a policy in there that still doesn't forgive her former actions. And that's what I'm going to try to get her to understand with her with this discussion is that it's how she responded and took that out on staff is the bigger problem here.

May 11, 2026

Middle Village CDD

Emmy Evans (resident) when I approached the police officer and showed him on here about the vulgar language, he just dismissed me.

Mr. Soriano stated yeah.

Emmy Evans (resident) stated it's happening every weekend.

Mr. Soriano stated that is a big problem with getting some of these officers at CCSO to really support when these issues come up. I know they have more important things to do many times. You guys saw we did have a shooting in Oakleaf this last weekend. There are really big things that occur. But these are residents of the county too. They have concerns and I would like that to be addressed and done when he was out here, so it wasn't like it was going to take any more of his time. It's one when we have had cases where we call and we're trying to get rid of belligerent people at the pools and then they get out of here before the officer gets here because they were just on so many calls that he didn't show up for 30 minutes or something. That can happen. I've seen that. But in this case, he was already out here. He should have done something. That is a separate conversation that I have to have with CCSO even there, maybe I have to enlist Mike's help a little bit with that so we can get the sheriff's office to support us a little more.

Ms. Giles stated District Counsel, was there anything you were going to add, sir?

Mr. Eckert stated yeah, I was just going to say let Jay and I take a look at the policies and figure out how we can deal with the business use. For some reason I thought we had dealt with that. But if not, we have sample language that we can propose to the Board for their consideration.

Ms. Giles stated thank you. Any other public comments? Supervisors' requests?

Mr. Steiner stated nothing.

Ms. Mifsud stated I don't have anything.

Mr. Marx stated nothing.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 8, 2026 @
2:00 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated our next meeting is scheduled for June 8, 2026 that is your proposed budget meeting at 2:00 p.m. here at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

May 11, 2026

Middle Village CDD

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:
Marilee Giles
A30000D0EDC14F4...
Secretary/Assistant Secretary

Signed by:
Michael Steiner
DCEEC75503EA49D...
Chairman/Vice Chairman