

**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, **June 8, 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
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Mike Shaffer	S3 Security

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 stated item two is audience comments. Does any member in the audience have any comments? It looks like it is mostly staff here. Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2028)

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B. Oath of Office for Newly Appointed Supervisor

C. Consideration of Resolution 2026-03, Designating Officers

Ms. Giles stated we put this on the agenda to see if Supervisors are aware of anyone that may want to come before the Board to be appointed to the seat. Do we have any leads on that?

Mr. Steiner stated not at this time.

Ms. Giles stated Jay are you comfortable with them just tabling this one more month?

Mr. Soriano stated yes. Hopefully there won't be anything major. That is really the only concern is when we don't have a full seat, less people can be off and miss a meeting if something happens. Because we always have to have three. But that's really the main concern is affordability on something major that we need to do. That rarely happens too, even for me. Most of the time, anything major, it's an emergency thing and not work in general. So, there's no pressing need right now.

Ms. Giles stated we will table all of item three.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 11, 2026 Meeting

Ms. Giles stated item four is approval of consent agenda items. Starting on page 10 are the minutes of the May 11, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve it. Any discussion?

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the May 11, 2026 Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 37 are the financial statements as of April 30, 2025. It is followed by your assessment receipt schedule showing we are 98% collected. On page 51 is your check register. This is for the month of May 2026 in the amount of \$210,683.79. I saw no unusual variances with the check register. Unless there are any comments or questions, I just look for a motion to approve it.

Ms. Mifsud stated I do have a question on page 72 of the invoices, can we just confirm that it is addressed to Double Branch, but it is coming to Middle Village. I just want to make sure

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of that because I saw another invoice from this company on page 86. I didn't know if it was coded to Middle Village.

Mr. Soriano stated no, this one here should be Double Branch. They have a few more machines than yours. Let me double check. Just make sure, that might have been just a copy and paste. Most of these stamps were just copy and paste. It might have been mine.

Ms. Mifsud stated I noticed the one on 86 was a little less money, so I figured that was the issue that there's fewer machines than they do.

Mr. Soriano stated they must have missed one either on yours or Double branch. They're supposed to alternate. If they missed one, they came the same month so they can't be yours and the other side. The reason I have them alternate is so if we have a repair, I don't get an extra trip charge. They're already coming to Oakleaf for one side. It's usually like 90 extra dollars for the van to come out. They're always going to be here one time a month, whether they're on the other side or here. When they do this, it bugs me. But that was probably my mistake on the stamping. That first one should be theirs. They have a few more machines, so that's why it's a little expensive. I'll make sure that gets switched. That won't come out of your bank account.

Ms. Mifsud stated thanks, Jay.

Ms. Giles asked for anything else. Unless there are any other comments or questions, I just look for a motion to approve.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Ms. Giles stated item five is consideration of Resolution 2026-04 approving the proposed budget for Fiscal Year 2027 and setting a public hearing date. It looks like staff is recommending that public hearing date to be September 14, 2026. Today, we are going to approve the proposed budget and set that date. Mike, is there anything on the resolution that you want to point out.

Mr. Eckert stated no but just wanted to make sure that September 14th date would work for getting the assessment roll to the county in time.

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Ms. Giles stated there are no members of the public present, but I can give a high-level overview of the budget if you would like. There is a 3-5% increase on this budget. It does cover the general fund, the rec fund, the debt service funds, and the capital reserve fund. It looks like on page 144 is where you can see the product types by increase. There are changes in some of the lines. Some lines went up and some lines went down. I think we have talked about the engineer line needing to go up to cover two of the reports that are coming due in 2027. You will see those line changes throughout the budget and then 144 if the product type. Single family has a 4% increase, multi-family 5% and then the rest of those there on the chart. Jay, are there any lines that you want to discuss?

Mr. Soriano stated not really. Almost everything was based on our current bills, and we are seeing increases whether its services. All our vendors have asked for a 3% and 4% increase, things like that. There were a couple of large ones. Clay County has gone up 7% again. Then, not that it's outrageously large, but our landscaping, even when that is 4%, that is one of our big expenses so that can really kind of add up. These are all kind of true numbers so unless we look to cut a service. The highest increase here is \$44 for the year. That is really where we are going to be. You guys remember a couple of years ago, we had one of the first increases in quite a few years. We had gone a long time without increasing. We have done a real good job at trying to control our budget and put aside money even though our capital is good. It could be even better, but we are doing good where we don't have to worry about maybe \$10k or \$15k, we have the money there. But we did do increases for a long time and it kind of makes it tough. They swear they pay so much in CDD fees. We really didn't see that for it was almost 10 years. I warned when we did this a couple years ago that we really shouldn't do that again. I tried to make sure that we could last a year or two years without that increase. Last year, we really didn't need it. In fact, the only people that got an increase was because we tried to change around the ERU's and get balanced to where the O&M side everybody's paying the same. Seems weird that just because you live in a smaller home, you may have more people in your house and use the pool even more, but you pay a lot less than what a single-family home does. We took care of that last year, but we really didn't need to increase the budget. I was able to make it another year. But now we get to that point where unless we look to cut some of these services or hours or anything like that, but you know that 4% is about what we're going to get.

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Mr. Steiner stated Jay I have a question on one of the line items just out of curiosity. This is on page 136, irrigation maintenance. Right now, to date we have spent \$39,010 and we are forecasting \$15k.

Mr. Soriano stated there are a couple bills I haven't done, some of our well improvements. You have a few wells on this property that we have made some repairs to. I don't think you've seen those yet. It's been in the last month or so. When those hit, it will definitely go up above that. I think there was more of, I brought it up to match. Double Branch is seeing a lot of large irrigation repairs. One of them is somewhat match. They don't need to, but you do still have a lot of these large pipes that run up and down the main road. Even if we're not going to use it in areas we talked about this before. They are not really ours. Even if we want to find a way to cut that back, I still have to watch out for these big pipes that may crack or break. That's what Double Branch is getting a lot of right now. They're much higher than you guys are as far as actuals. It's good, but I just tried to match it up a little bit. If I know I'm going to be 10 to 15 over there, I landed here, that would be one we could probably cut back a little bit.

Mr. Steiner stated well, I don't mean to nitpick. It was just a matter that that one's got a fairly large gap on it.

Mr. Soriano stated that is one thing that we looked at. There are a few lines. There's a handful of them, about five or six that you guys do get this disparity where I would think it should be the same. We do the janitorial. Every time it kind of matches, we would split the guys and split time. But realistically, so much more work is done here because the place is just larger. I've tried to start to balance those out a little bit to where we're paying or we're looking at paying actuals until I get through a full year of really doing some repairs and things like that. It's hard to see what the actuals are. But there are still a handful of lines like that, Mike. But I don't know that 15 may still end up being padded a little bit.

Mr. Steiner stated it's not that we had something big in the works.

Mr. Soriano stated no.

Mr. Steiner stated okay.

Ms. Arnau stated I've got a question on security. It looks like you're reducing it.

Mr. Soriano stated so that one was already padded. We are not reducing. We are not cutting out any of S3's hours or anything. But that one was already padded a little bit, and I did use them quite a bit this year. We didn't do anything to cut any of their hours. I feel pretty

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comfortable that we're at a good spot. So that way it did cut down compared to what we thought we might spend in the past. I still feel I have a little bit there. But there are times we ask for extra stuff, whether it's spring break or we put an extra person out occasionally, for the promenade. I want a little padding there, but that's harder to guess on. So, I didn't take it all the way. But we did much better last year, and we didn't change any of their time. I feel that was pretty accurate.

Ms. Arnau asked does security ever go down the pond walkway at all? I never see them down there.

Mr. Soriano stated not unless those are the special times that we ask for them to do some extra patrol. It's mostly up here. They go up to about the Preserves location, and then they turn around because it's just for the amenity center is where we have the contract set up.

Ms. Arnau stated well, I'm asking because I see where we bought some new light poles. We had the pole over here.

Mr. Soriano stated yep.

Ms. Arnau stated well I caught some teenagers trying to pull down a pole behind the preserve, and they almost had it. They were working on that thing hard. I guess that's just something fun to do.

Mr. Soriano stated we can we can look at throwing that in every once in a while. If they can't guess the days or times that security is taking farther laps out just to have some presence. We may not be able to do it all the time because then that does take away from what they're doing up here. But we know it's like our parks or playgrounds. We don't send them out into the neighborhoods. But this is close enough to where I can do a little extra. Like I said, we have a padding, so that's not hard at all. But yes, that's what those extra poles were for. There are two of them that have been taken out this last year. I know kids like to mess with them, especially if they start to lean at all. Most of these are direct bearing, so they're not hooked to a big concrete pad. If they start to lean or anything, they're going to play with it and try to tear things up. I think the one that was back here got hit by a golf cart because we saw some tracks. That one was taken completely out. That wasn't just pulled over.

Ms. Arnau stated that was on purpose.

Ms. Giles stated any other discussion on the budget?

Ms. Arnau stated the other thing. Maybe Mike can answer this. If the state adopts that \$250,000 homestead, is that going to affect the taxes that we collect?

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Mr. Eckert stated it will not because we collect special assessments that are based on benefit. All the proposals, including the one that's pursued on the ballot, would not have an impact on the Community Development District or its revenue sources, I would say. But just keep in mind that could change in future years. Everything that has been proposed so far deals with add more taxation which is based on the value of the home and that's not what our revenues are based on.

Mr. Soriano stated really quick, just secondary effects. I know this is what everybody will argue on either side. What something like that does to local governments. It doesn't affect us much because we don't pay for those things. What we will see are things like Clay County Sheriff's office. They are not getting their portion from those property taxes. I promise our off-duty officers, they just went up 7%. It's going to go even higher because they're going to have to bring in those extra firms from outside. So those would be the secondary effects. But like Mike said, there's nothing that we do in that budget that would get affected by the other portion of property taxes.

Ms. Arnau stated so more of a ripple effect than a direct impact.

Ms. Giles stated this is your high watermark. This is a true assessment from staff to include the accountant. We're going to have a public hearing in September to adopt it. We will keep this on the agenda just for discussion if there's any more questions about line items. But we approve higher. We approve a true budget, and you can change line items left and right and you can decrease a budget when you go to adopt it. You just can't go the other way around and increase it. Unless there are any more questions about this budget, just looking for a motion to approve Resolution 2026-04 and setting a public hearing date for September 14th at 6 p.m.

On MOTION by Ms. Arnau seconded by Ms. Mifsud with all in favor, Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for September 14, 2026 at 6:00 p.m., was approved.

Mr. Steiner stated one thing to keep in mind if when we start getting questions on this, you're looking at a \$44.74 increase as a max and that is annual. You divide that by 12 and that's basically what you're looking at on a monthly increase. Everything else falls below that. Everybody fixates on the first numbers instead of looking at what the actual increase is.

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Ms. Giles stated as a supervisor, if you get questions that you're not comfortable with, just refer them to my office. That's usually on their mailed notice. It has my contact information and we answer their questions there. Typically, Mike, we break it down to the lowest level if we can and include comments like that because they think it's monthly. So, we will take those questions and try to help the residents understand it.

Mr. Steiner stated I know based on the past even if we've gone up just a dollar, we're going to have people here at the meeting and the thing that they go ahead and don't realize is the fact that that is a larger amount. They view it as almost a monthly rather than being a yearly.

Ms. Giles stated oh yeah, absolutely.

Mr. Soriano stated it is \$3.72. But it's still an inequality. Nobody likes to see an increase. They're going to have their complaints. But I have people right now asking for when we're going to do the reflooring of the fitness center. I still have work out at the tennis courts and of course our pools always cost us. They demand these things now so that's where that \$3.72 goes to. They have to be understanding. Mike, that's a good point with that too is we try to remind everybody, like we could go through and try to pick out. Marilee and I have already gone through it like this, but we can pick out another \$500, \$1,000 here on each one of those lines. Like I said, put some padding in just to try to protect us. If we don't spend it, we don't lose it. It just goes back in for next year. But you get to a point to where if there has to be an increase, you also don't want to go too low. If you get a \$20 increase, you do have to spend money at the time to send out mailers and do all this work. So, it's almost better to put that, it's a small amount, but not cut it as low as we possibly could just for fear that one we need more or it doesn't really make a difference, and then we're doing it all again next year. We felt pretty good with this, but that's hard to explain. It's just \$3.77 because people just don't like any increase whatsoever.

SIXTH ORDER OF BUSINESS

D. Operations Manager

2. Discussion of Landscape Contract

Ms. Giles noted item D is Operations Manager and Jay's report starts on page 150. Jay, Did you want to go over your report first or the other item?

Mr. Soriano stated let's do that one first. That will be a quick discussion. It wasn't part of my report. It really should have been for last month and I forgot this discussion. But we do have an item that we wanted to point out with you guys for our landscaping contract. This is a new set

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of years so typically they're in five-year section, get a three-year contract and then it does one-year intervals after that. In the past we always had that part written into that landscape contract. It is still in the District policies. You guys are allowed to operate that way. You can approve a three-year contract and then add one year on at a time. If it's big enough and meets those thresholds. If it's a big enough contract, which our landscaping definitely is, we have to do that official RFP process every five years. But the contract itself was really just made for three years, and I didn't realize we didn't have that worded in that last contract we did with VerdeGo. So, they are on that. As long as you guys approve it, this will be that first additional year. Unless there's any concerns that you guys wanted to end it at three years and we were going to do anything like the RFP I would need your approval to add on this year. But the same thing if there's no concerns and you want to keep them; we do this again next year for that additional year for a total of five years and then we have to go out for RFP for that following fiscal year.

Mr. Steiner stated the Board I believe will agree that we haven't really had any problems either with response or with efforts or whatever in some of these changes we've made we have with other service providers in the past. I really don't see a reason not to continue their services if that can be done. But I don't know if the rest of the Board members feel the same way.

Mr. Marx stated I agree.

Ms. Mifsud stated so the cost for the two years is included in.

Mr. Soriano stated with their increase. So, the increase that we just did in that budget was I believe it's 4%. That's because that's what they did every year for the first three years so that increase is staying the same. That is where it is. When they give us that proposal. Everybody gave us the first three years and all the pricing and then it's basically, do you guys want to keep them for another year? When I come back next year, do you guys want to keep them for another year? It may be a different discussion if they told me this year they wanted a 15% increase. We like them and all, but that's not what's going on at all. They're just looking for their next year. If you guys are happy with them then we have to do approval for that one-year addendum, basically.

Ms. Mifsud stated and then after, at one point do we have to go through the RFP process again.

Mr. Soriano stated we will do it next year for that following fiscal year. We always try to line it up to where our timing starts with that October one and we were forced to do that just

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because the amount that's so high that we do have to do that state rule RFP process and public RFP.

Ms. Giles stated so Jay, if the Board approves this 12-month extension, this will be the fourth year.

Mr. Soriano stated this will be the fourth.

Ms. Giles stated we could do it one more time before we go out for RFP.

Mr. Soriano stated well, one more time. RFP would be part of that. It would be during that last addendum year so that we can line it up with the October one. So, we will still do this next year, but we will also be getting ready at this time to go through a tour of the grounds, and all the other companies come in and look to see what VerdeGo does. They look at our budget so that they would be ready. That is also the hard part is that we do this budget based on what we know VerdeGo does for us a lot of times. We may get 10 prospective landscape contract companies, and everybody may be higher. Our budget's going to be up so that sometimes can sway your decision by who gives us the curved numbers and some of them should. They should look at our budget and know what we're doing. So, if they give us a million dollars and we're used to spending \$500,000 you just may not be able to pick that person even if they seem great. But it will be part of that next year. We get two addendums if we're happy with them for a total of five years. Mike, really quick, so this is just to approve the one year. Will we have to do wording for this?

Mr. Eckert stated yes.

Ms. Giles stated thank you. I think if the Board's interested, it would be a motion to approve a 12-month extension for VerdeGo.

On MOTION by Ms. Mifsud seconded by Mr. Steiner with all in favor, Landscape Contract, 1-Year Extension with VerdeGo, was approved.

Ms. Giles stated Mr. Eckert, since you're on by phone, I don't know that you can hear the noise in the background, but the Board, we were all distracted for a second. There's a screaming child very loudly outside the window. We think everything's okay.

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SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I do not have a report for the Board right now. I'm happy to answer any questions.

B. District Engineer

Ms. Giles stated let me just check to see if the engineer called in, because I'm not sure that I heard him. We don't have anything on the agenda for him, so if he didn't, that's fine too.

C. District Manager – Reminder of Ethics Training and Form 1

Ms. Giles stated I do have a couple things for you. Just a reminder to complete your Form 1 prior to July 1st. I'm tracking all four. You all have done that, so we're good there. I'll mark that off. Then your ethics training is due by December 31st. I'm not tracking anyone's completed that and that's fine. You have until December 31st. It's four hours. I think I sent out an email recently, but I can resurface it in your emails. It's got links that you can click on for those four hours. Just make sure you don't pay for that training because it's free. If someone's charging you, you have somehow veered off the free training, so you have plenty of time on that. The last thing I have is on your desk there is a copy of the amenity facility policy. At the last meeting, the Board had asked staff to add language about not having operations out here for profit. So, the first page is just a date change and then on page 15 is the only other change I made. It's in red font there. This is open for Board discussion. If you like this language, we will move forward with it. If you don't, we can keep working at it.

Mr. Steiner stated I like the language of it, but I do have a question in the fact that this is in addition to what's already been in place for all these other swim sports, what have you.

Mr. Soriano stated there are in those other sections, in the pool section or the fitness center, there's comments about personal training or other organized sports without approval of the Board. Those were specific areas. That's the hard part is there's not really a way to cover everything and anything anybody could do out here, so we did want this to be a little vaguer and then put it at the end here with the additional Districts. The other ones still stayed. We didn't take them out. We just added this one at the end.

Mr. Steiner stated I guess my concern is the fact that the specifics of doing business here has to deal with not only the Board, but evidently the other approving staff.

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Ms. Giles stated like on site staff.

Mr. Steiner stated well, the swim and then the tennis. All these things require specific people other than the Board to make that approval, right? Well not other than, but in addition to the Board, it has to be.

Mr. Soriano stated I don't allow them to approve anything below that without going through you guys. So, swim team, if they were to do something else. Let's say they wanted to create another team, I still make them come to you guys and at least tell us what it is and make sure everything is all right. Kind of like when the coaches wanted to create a winter program. I still may have come to you. The swim team was already approved. The coaches were already approved to be here. But this was a new program. I didn't want them to just do it without you guys having a say so and bringing up any concerns. I don't let them do any sublets or anything like that is what I'm saying, so that the overall program is approved. But if they want to bring in new things, new money-making revenue streams, they still have to tell me about it. If I have concerns that it goes outside some of these policies, that's what I bring it to you guys, just to make sure you guys feel comfortable with it too.

Mr. Steiner stated okay, well, I'm just trying to see if we can get out some of the redundancy in the policies so that we've got something that says no one will unless in this statement.

Mr. Soriano stated do you want to take out those other ones that are in that. This still covers it. It's vague.

Mr. Steiner stated I mean I just don't want to get caught in well over here it's got this and over here it's got this. If there was a way to put in this statement without having to go into that applies to all things. I mean the example you gave was with the swimming is the fact that you did the review before it came to us. Maybe I'm making this more complicated, but I've seen so many times that we mess ourselves up because we've got something conflicting in two different places or it says over here you can do it this way. But then over here you got to go through. Maybe it's a guidance to the Board is in a way to where you say that it has to be approved by the Board.

Mr. Soriano stated we could probably change that portion and say with written approval from the operations management and/or the Board because some things may be small enough.

Mr. Steiner stated I was just trying to get you down to one place that has to be changed. If any of it does.

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Mr. Soriano stated that may cover it. We will just add that wording in there that it's written approval through me and/or the Board. You guys already know how I operate. So, like I said, if it's something bigger or more concerning to me, I'm still going to bring it to you and then that way we will take it out of the other areas and this one area will cover everything.

Mr. Steiner stated basically I guess the wording that would go in there would be the operations manager.

Mr. Soriano stated yes, okay.

Ms. Giles stated I think that's what you have on page nine, number 21.

Mr. Steiner stated but is that under a specific area.

Ms. Giles stated it is and there are three sections that have something similar to this.

Mr. Steiner stated if they had a general section that this went in.

Ms. Giles stated that is where I put it is under the additional District policies. Since we don't have one titled general information. We put it here because this is like a catch all section. But I see what you're saying, Mr. Chairman. But if you like how number 21 is worded. It says may only be provided by District management, staff/Board of Supervisors approved personnel. Is that what you're saying, Jay? We will make sure that wording is in the other two sections.

Mr. Steiner stated and this is not critical.

Mr. Soriano stated that wording can be put into what you did and then take the other ones out of the specific areas and just have this one at the end that will cover all the areas.

Mr. Steiner stated okay.

Mr. Soriano stated still vague but the same wording for everything.

Ms. Mifsud stated can we include in that statement the end of the number 21 where it says that the athletic center staff reserves the right to discontinue any programs or activities due to safety concerns and conflicts. To the to combine the two into one statement like the chairman noted.

Ms. Giles stated yep. Jay and I will work on that. We will run it by District Council and then we will just bring it back to the next meeting for your approval.

Mr. Steiner stated okay and this is not a priority.

Ms. Giles stated no, this is good though. We will table that. Then my last thing is just as a reminder, it is the qualifying period. I've spoken to Julie. You're going to go tomorrow and that's

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awesome. Thank you. We appreciate that. Sherry and Eric, thank you for completing that already. Happy to keep all three of you on the Board.

D. Operations Manager

1. Memorandum

Ms. Giles stated Jays report is on page 150.

Mr. Soriano stated my first discussions here is the events. The pools are open. We've had your first dive in for the summer here. This is our second in the summer series already. So, we're halfway out of our summer movies. We had Memorial Day at the pools. So far this year, the way things are going, this is the first year since 2019 that I've had to sit out there and actually count how many people are in the water and warn lifeguards about when we have to shut the doors. It's been a long time since it's been this busy as it has out here. Your movie had 100 plus people out here in the water. It was a great night. It was packed. I didn't think we were going to get that many because we were also competing with high school graduation at the same time. But it was a great night. These were younger kids and families. But that's the first one that I've seen that busy out here. Generally Double Branch has huge dive in movies, and we're a little slower here, but we had a lot of people. The one I expect is the out of school party. So, both out of school parties made it without issues for weather. Between the two of you guys, we did more than 40 pizzas. This was a lot of people. We give out a couple hundred tickets for a slice of pizza and a snow cone. So, one slice and one snow cone and this place was packed. The same thing watching everybody. We're counting how many people are in the pool. You can fit on your deck and in your pool. There was about 700 people out here so we're not getting that close to the deck amount but the in pool so we can hold 171 or 173, something like that in the pool. The highest I got up to before I lose who I counted was about 155, 156 during the out of school parties. And then our weekends have been like that too. This is the first year I've really seen this packed in pools in a long time. But this was normal for quite a few years we were building up and we also became stricter. Not that we didn't have the rules already in place for things and stuff like that. We just made sure front desk staff was able to really watch how everybody came in and be strict on those rules so that we're just not too loaded on the pools and we don't have to do what we did years ago. Before we ever had the computers at the pool years ago, actually before I came on, there were times where we did have to shut the doors and families would have to stay out and wait until a family left. Once we put the computers in, that helped out a lot because we did cut

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down on people that weren't supposed to be here. So, we don't have as much of those issues and now what we get is this is also the biggest guest place. Everybody wants to bring their friends. So, at this time of year, what was it, four years ago, five years ago, we doubled up our weekend guests. It takes two guest passes for every person. That helps deter a little bit, but not completely. This is still the place to be, which is good if you live here. That's you know, the big draw. It has been really packed, but everything's been good. The staff has been doing a good job. I haven't had any major complaints yet out of the pool. Hopefully we'll make it through the summer without too much of an issue. We do have quite a few events coming up. This week I've got the third dive-in which will go back to Double Branch. Your sister District will be busy this Friday night. Then also some more live music and I believe that one, this next one is on your side. We already did one event over at Double Branch live music. Then the next one's here and the same way with the movies. They will go back and forth and then this is more of the adult entertainment. This one here, just like last year will be a full band. This isn't just a guy and a guitar. That's what we had at Double Branch last month. We will stick to a lot of these extra special events that we've been doing that everybody seems to enjoy. We will just try to control the crowd as best as possible. The first swim meet was a couple weeks ago, and the staff did a good job there too. I did make sure tennis and swim team they coordinated with the lifeguards. They coordinated with Wanda to try to limit too many other things going on the day of the swim meet. It is a busy day but by about 12, 1 o'clock everything kind of gets back to normal. We did send out emails so that everybody knows there's a swim meet going on because it is extra hectic here. If they are just wanting to go to the pool for a Saturday, they're not any part of the swim team or you know, want to cheer them on, go over to the other side. Of course, that side gets bombarded for the day but it's not as bad as being over here. We have also had other programs that just started up. Aqua aerobics, this was their first weekend last Saturday and that goes on over at Double Branch. You can see our numbers there. The average daily usage for this last month was about 285 different people checking in. Now that's everything. That's not just the pool. That is throughout the day with everything and that's the average count. So, during the week even right now, if I was actually tracking here, the number might be higher if we made all the extras guests and the kids check in. Because your tennis camp is going on right now. If you come down here during the day we have a lot of kids in tennis camp every year. Last year was a little slower than years past. Those numbers are back up this year. There is one thing I want to

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discuss with you guys. About a month ago Double Branch came to us and asked for the addition of an AED at their fitness center. Mostly this came about because of pickleball. We are getting a large crowd that comes out for pickleball. They are actually a very young crowd for pickleball. But the question did come about because of that they were competing in a tournament. I think it was at Queen's Heart and there happened to be a heart issue on the court and luckily, they had an AED there and everything worked out. So, when the players came back here, they started asking, hey, can we make sure we have one? We've always had AEDs for our lifeguard staff, but we've not really had them for other areas. There is a good reason for that. Some of the Districts that I help oversee that we have in other areas, if they are small enough, they actually will not use them because they do bring on some extra liabilities. Even though they do help out greatly. You do have to keep an eye on them. If you have some of these small neighborhoods that don't have staff like we do, there's nobody there to watch this two-or-three-thousand-dollar piece of equipment. You can't lock it up because it's got to be able to be used. The other concern is if you have staff there, they have to be trained because if not then you can increase liability there. Somebody says, well it didn't work, but it didn't work because of your staff, not because of what happened. So, you do have to go through paying for and making sure everybody goes through training. AEDs are great because they talk to you and tell you what to do. But something can still go wrong and it's not always a guarantee that is going to help save somebody's life. It's a higher percentage, but it's not a guarantee. Once that happens, if you're unfortunate to have an incident on the property, that's still something that every lawyer will look at after the case. We have worries about those in some smaller Districts where they have said no, we just don't want it. We don't have that much of a concern here so I think it would be a good addition because we always have staff around. If there's no staff around, you're not supposed to be on property. Our staff comes in at 6 in the morning; they don't leave until 10 at night. There are multiples around and we can afford to give them training. The Lifeguards staff, which is the largest group is already trained. All the RMS GMS staff that's on site is also trained so we do that as part of our company. I know the landscapers do it. They just do it internally. They didn't do it because a property asked them to do it. But it's a good thing for many companies to do. So really it leaves just our District employees, like the guys at the front desk. So that would be a little added cost, but I do believe that this would be beneficial. We would look at purchasing the AED and then also a cabinet to put it in. If you open it up, the alarm goes off. It would be in a protected area. It would be

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downstairs at the fitness center desk, behind the desk, not out for residents to get to really easy because our staff would be in control. If something were to happen out in the outer areas, either the lifeguards aren't here or maybe it is off season, winter lifeguards aren't here, or it's easier to get to the fitness center rather than going to the lifeguards. We will have signage out in other areas saying AED is available at the fitness center. The fitness center is the longest one, it's open 6 to 10, so they would just run it to get it there. They can either take it if they need to start and the center staff can deal with calling 911, things like that, or they can go out if they need to lead it. But we would always be part of that situation. I do think it would be safer. I don't think we have as many concerns with the added liability that other Districts do. As I mentioned, Double Branch brought this up. They have already approved it, so they want to get one in their fitness center. I just had to bring it to you guys because it seems weird when we do one at one side, not at the other.

Ms. Mifsud stated I think it's important to have some consistency. If you're over here for something and you live over there and you know there's supposed to be one, there is one there and you need it here. I think there should be some consistency.

Mr. Marx stated I think given our demographics it's probably a good idea.

Mr. Soriano stated as long as there's no concerns. They're expensive, but that's a smaller amount. It is something I can take care of. So as long as that's the direction, then I'll work on that. But you and Double Branch will get new machines up here. And then like I said, unless there's any questions on some of those other maintenance items, that was it for me. I did want to point out one thing. It's not a maintenance item. It's not about special events. We have had, I believe, four, maybe five sales of outside purchases into the District this year. I've got an inquiry for about 20 to 25 more and mostly because of all these neighborhoods that are going up on the outside of your border. In fact, right now I am working with Pulte, the new neighborhood that is over the ramp there. You have one is called Double Branch and the other one is called the District. So, it's just as confusing. All CDDs have to have an option to buy in from outside of our boundaries. We can't limit it. That is part of the public side of the District. We can set it up how we feel is necessary. So, we set it up a little more expensive than what all of our homeowners pay each year. It averages about \$2,000 for our fees. We've set it at \$2,200, which is a great deal. If you think about it, you have young kids at home. I can't even get a family membership to the Y in their pools at \$2,200 a year. You can pay \$2,200 a year, not live within Oakleaf and you get

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access to everything all of what our residents do. Pulte is looking at purchasing a large amount, 10, 15, 20 of these to finish out selling some of their homes. I can't really tell them no, if they're willing to pay that \$2,200. But I just wanted to inform you guys, we're getting so many requests. Most, like I said, we had already sold a few at the beginning of the year. Most by now know that we don't prorate. So, if they come in now, they've already lost five, almost six months of the year. They paid a full amount from January 1st to December 30th. A lot of them have said, okay, well we'll talk to you later. But they just want to get the information. But I did want to let you guys know, and it may be something we look at. We have only ever increased it one time. But if there's any rates that we look at in the next year or two, that would be one that we may want to look at to increase.

Ms. Giles stated thanks, Jay.

Mr. Steiner stated Jay, one other question is, have you and Mike worked out any solution to our elevator maintenance?

Mr. Soriano stated no. I have to send Mike one of my bills so he has all the information and contact on them. But I did send them an email demanding a copy of our last contract. Like I said, I've never signed a contract. This is my 15th summer here. I do believe it was set up by the developer, but as long as it was set up in Middle Village's name, then we do have to deal with it. I did let them know quite some time ago that I would not be paying anything until they either cancel the contract and we finish out any balance, or they prove to me we had this contract in place and why they think they have the ability to force us into staying in this contract. It does add, like I said, \$1,500 a year for preventative maintenance, which I don't see them doing. The new company gives us much better rates. They're the ones taking care of the door work right now. They're more responsive so I would rather work with them. And they're not forcing us to get a contract with them. They will just come out and do the work, the maintenance for us when we need it. I am still waiting for a response from the other company, but I haven't paid them yet anything either until they prove something to us.

Mr. Steiner stated okay, is it functional? We're maintaining functionality of the elevator.

Mr. Soriano stated it is actually working. I put the signs up because other than a meeting like this, it really shouldn't be used anyway. Nobody should be coming up here. We keep everything locked up. I put the signs up so nobody's playing in there or just joy riding because the less we use it, the less issues I'm going to have. But the door part hasn't been replaced yet.

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We paid them last month after this meeting to go ahead and order, so we gave them a deposit. I was told it should be in this week and coordinated with them depending on when it comes in. I want them to start working on a Monday or Tuesday so that we can be done before the weekend. Friday, Saturday and Sundays are when this place is busy. Usually have a wedding every weekend. So, we should see the repair in the next week or two. But it is functional. I just keep the signs up so that nobody's messing with it.

Mr. Steiner stated yeah, I don't want to be concerned with the fact that the diminishing of our facility for those major events like weddings, what have you, that if we can't provide elevator service, it may impact those folks that are renting it.

Mr. Soriano stated since that occurrence when you know a week or two before I talked to you guys at the last meeting to get approval for that door. We did get it. It's a temporary fix. It does work. We really only go through that with the people renting for the wedding, so they've been able to use it. But we go through everything with them concerning how the doors get locked down when they block it and things like that. I made the attendant almost stay with them. They have somebody in a wheelchair and a walker and everything like that. The attendant helps them and make sure they get in and know what buttons they are pressing and then they come up here and make sure they get off. That is more like an ADA style elevator. In fact, the ones that are designed for like a wheelchair are only ADA. They don't look like these nice elevators. They look more like a mechanical lift. It's a little different. That's the way you have to have it done since somebody outside helps to control the up and down of the elevator. I have them running it like that, but that way we know who's using it and when. Nobody's playing with it. And if a door gets shut down where I can't get things in and out of the elevator. So, it is currently working. I just don't want to take the chance that anybody plays with it and gets stuck inside there. We just kept the signs up, but the weddings have been able to use it.

Ms. Giles stated thanks Jay.

SEVENTH ORDER OF BUSINESS

Audience Comments (limited to three minutes) / Supervisor Requests

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

Mr. Steiner stated I guess we will.

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Ms. Giles stated just to give the audience an opportunity. Are there any public comments from the staff in the audience?

EIGHTH ORDER OF BUSINESS

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

Ms. Giles stated our next meeting is scheduled for July 13, 2026 here at the same location. Before I go, District Council did you have anything else?

Mr. Eckert stated I do not.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Michael Steiner

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Chairman/Vice Chairman