

**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, **July 13, 2026** at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Michael Steiner  
Sherrie Mifsud  
Eric Marx  
Julie Arnau  
Kenneth Hardison

Chairman  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Appointed as Assistant Secretary

Also present were:

Marilee Giles  
Mike Eckert *by phone*  
Carl Allen *by phone*  
Jay Soriano  
Chalon Suchsland

District Manager, GMS  
District Counsel, Kutak Rock  
District Engineer, DCCM  
GMS  
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 stated item two on the agenda is audience comments. 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. There's also a place towards the end of the meeting for public comments again for the items not listed on the agenda. At the top of the agenda, are there any public comments? And if so, if you'll state your

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name for the record. And as a reminder, this District has a three minute per person public comment rule. Any comments at the top? Yes, ma'am.

Resident (Lindsay Shelton) stated I'm one of the Oakleaf Orcas swim coaches and I would like to ask permission to bring back the winter swim like we did two years ago before the pump went down. My understanding is Ridgeview no longer practices here, so I would like to take their time slot right behind Oakleaf High School. I think Coach Jack said 5:30 p.m. is when he ends and run for about an hour or an hour and a half. And I would just want to run it from August to November and then March to May. When it gets super cold, we're out. That way we don't have to do a lot of heating of the pools, things like that if we don't have to. Just swim as long as we can. When it gets too cold, we stop, and when it starts to warm up, we'll come back again.

Mr. Steiner stated okay. I'm going to ask, if you don't mind, Jay, to give us a little bit more background on this.

Mr. Soriano stated we did try it out for one year. We didn't really have any issues with it. It didn't get as big as they and a lot of parents were really hoping. It is tough. Once we get back to school, things change from big excitement we have at the pools here during the summer to school. The older kids are already swimming high school, so this would be for the younger kids. I wouldn't have concerns because I don't see it being a big program. Even to build it into a big program, you need a few years consistently to be able to get more people on the team. So, I don't really have any concerns with it. I don't think it would affect anything else. I don't see a lot of the residents having too many complaints. I think the only thing is I would work with Lindsay to make sure because Jack is not going to be coaching it this year the way we have before.

Resident (Lindsay Shelton) stated correct, it will just be me and a volunteer coach, who is currently a volunteer now.

Mr. Soriano stated she would just have to work with me on some of our expected rules. The one thing I would probably push a little more, we really didn't pay attention the first year that we did this, but it should be resident only. This should not be a program for outside people. If we were doing competition, it would be different, sort of like summer swim. We do have a handful of non-resident people here, but it is a resident-owned program. The majority is residents that's benefiting the neighborhood and it's for our residents. When we have a small program, I don't even think we top 20.

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Resident (Lindsay Shelton) stated I have about 10 who want to come that are currently on our team, but I can't guarantee they're all residents. They're my little orcas that swim year-round and they swam year-round with me last year at Cecil.

Mr. Soriano stated that would be one of the big points. Everything is supposed to be like that; it's got to be majority residents. If we only had 15 people and 10 were non-residents, I would be like, I'm not sure. And really because you're now running a program, I can't say that it really takes away from people being that small, we're not going to take up all things or anything, but you do get the complainers that don't like the swim teams in there in the first place. They think that's their pool. Not that that's a real valid complaint, but we're going to hear from them, and they have the right to complain. Now if we're doing that for people that don't live here, that creates even more of a problem. You also have to look at liability concerns. This is why we want to make sure that it's resident-centered because the more we do things for people outside, the more we open up ourselves to issues when there's an accident or anything like that. Now, the neighborhood is paying for those people that don't live here to use our facilities and then also create an insurance and liability concern. That's one of the reasons why on almost all of our programs, that's the way it's spelled out in our agreements, it really should be resident centered. A majority would have to be residents. If you got 10 people, hopefully most of them are residents because a big part of our program is. Like I said, there's a handful, but not a lot. We had 106, 105 at the beginning of the season. I think we ended up with like 96 that are actually still there. Mr. Soriano stated as far as I know there was only five, I know that were not residents. That is a good percentage. That's what I would like to see. For off season though, make sure that it's resident driven.

Ms. Mifsud stated are we talking how many days a week?

Resident (Lindsay Shelton) I would like to do Tuesday, Wednesday, Thursday and then on swim meet days I'd pick up the Monday so that they still have their three days a week so that no one's complaining because they've paid X amount of money and they're not getting their three days. Because I know swim team high school maybe has like a week. So, possibly. Jack just threw that in my ear. But I work overnight so I would want Monday and Friday's off because that's my coming home and my going in day.

Ms. Mifsud stated and you said the hours would be what again?

Resident (Lindsay Shelton) stated I'm sorry, 5:30 p.m. Jack ends at 5:30 p.m. So, it'd be 5:30 p.m. to 6:30 p.m. or 5:30 p.m. to 7:00 p.m. depending on the age of the swimmers. If they're

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all younger, then they only need to go an hour. If they're like 9 and older, they usually swim an hour and a half.

Ms. Mifsud stated so you're talking going back to back with another program. What time does that program begin its practices? I'm just trying to get a feel for how long because I'm assuming this is the adult only pool area where some parents like to go and have a reprieve from smaller children. So, if we are going back to back those three days, after work hours, how many hours are we looking at there being children in that area?

Resident (Lindsay Shelton) stated I can't speak for Jack. I think he said he starts around 3:30 p.m. Goes from 3:30 p.m. to 5:30 p.m. I'm not 100%, but I'm pretty sure that's what he told me.

Mr. Soriano stated it's not right after school. But most of the time by about 3:00 p.m. they're back there. And then yeah, it's until about 5:30 p.m. That's where before Ridgeview would come in right after that. So, on pretty much Monday through Friday the high schools, it would be right after school until it was getting dark. There were teams here, not the older kids, but there were swim teams here. At three days a week, this would help out. It would cut back on the complaints a little more because then it's not every day. And we don't have Ridgeview. Ridgeview did not ask to come back. Last year when the pool was down, we pretty much got it up for just the high school season. Didn't have it up and running. But, Ridgeview had made plans to go to the Y. They ended up spending a bit of money, which is another reason I tell District's they really shouldn't be charging the swim teams. They can't pay something to use the facility. They just ended up saying look, we know it's more expensive to go to the Y than it would be for any CDD, but at least they get guaranteed their time where here they would have to plan with Jack for getting prime practice time. They always got booted to the end. And then also meets. They had to work with Jack on meet scheduling because Oakleaf always comes first. So that was the one thing they decided, spending more money for the ability to have a little more control on their scheduling. So, they're not going to be here. It would just be Oakleaf high school swimmers and then our off season team.

Mr. Steiner stated Jay when we went through this a while back, I believe we had gone ahead and basically it was not taking up all the lanes. There were several lanes that were left available for the adults. In fact, the majority of lanes were available for them, I believe.

Mr. Soriano stated correct. And that would be one more rule. Those are the other little rules I usually work with the coaches for. Even for high school, they got to keep a couple lanes open.

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We have an eight-lane pool, which is nice. As soon as the high school leaves being a smaller program, Lindsay would have to shrink down even more. I know it's always tough. We want to spread out. I try to get the coaches to understand that the residents, when they come in, are not going to come and talk to the coach and say, *"Hey, can I get a lane?"* You know, it always seems like the lanes are empty, no residents are here, swim laps, so we just spread out. They walk up, they see everybody swimming in a lane, and then they turn around, and all they do is complain to the desk downstairs or send me an email. So even then, we try to stick to those rules and get them to squeeze into the lanes. That's something that swimmers are used to. Younger ones are learning it, but they have to get used to it, too. You get into high school and college, you can be swimming 10, 15 with more than one in a lane. That's just normal practice.

Mr. Steiner stated Jay, do we need a motion or just a directive?

Mr. Soriano stated I think we did just directional on the one before because we didn't set it up as a big program. So, they did pay. A portion of that goes back to the District, a small portion for registrations. We handled all the payment. And then also that's what helped pay for Jack and Lindsay's time before. That's the same way I would do it now. But this was not a program like the summer program, where we have everything spelled out and we need agreements and coaches have a set salary and there's expenses, things like that. This program wasn't like that. Really, it's just Lindsey's time and then a small portion of that goes back to the District for them using it.

Mr. Steiner stated okay. I'm going to propose to the Board that we go ahead and proceed as we did last year, as long as you can work with Jay to resolve the issues. And we did all right last year with that. So, from that standpoint, I would recommend that we go ahead and proceed in that manner with the Board's approval. Does anybody have any objection?

Ms. Giles asked Jay, do we need an agreement so we can have waivers signed or anything?

Mr. Soriano stated no. There will still be waivers, even though we don't have an agreement.

Ms. Giles stated okay.

Mr. Soriano stated it's basically our program. We're going to pay Lindsay. She's already on our payroll as assistant coach anyway, so it wouldn't be any different than swim lessons and things like that. They're not doing competitions. I have talked with coaches before about doing, what we call, ping pong matches. Usually, winter teams would do. It's more fun, it's not serious competition, and you'll have local YMCAs that do that stuff. If this program is successful, and it's what I said a

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few years ago, then we can get into those things. I don't see that this year. I think we need a couple years of it really going in a row before we get to that.

Mr. Steiner stated okay. Well, the main thing is if we hit any rough spots, we may have to alter the things as we go along, but I believe we can go ahead and support it.

Resident (Lindsay Shelton) stated sure. Thank you.

Ms. Giles stated thanks. Any other public comments at the top? Hearing no comments, we will move on to the next order of business.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Consideration of Appointing a New Supervisor to Fill the Vacancy**

Ms. Giles stated item three on the agenda is organizational matters. On page seven, you'll see a resume from Mr. Kenneth Hardison. He's interested in serving on the Board. This is open for Board discussion at this time.

Ms. Arnau stated Kenneth is a neighbor of mine and we've known each other for several years. If you've read his resume, he's qualified. There's no doubt about that. What I'd like to say about Ken is he's a really good person. He's very levelheaded. When he has questions, he'll ask them, but he'll listen to anybody's other views and makes his decisions. I think he's got a good heart, good head, and I like him.

On MOTION by Ms. Arnau seconded by Mr. Steiner with all in favor, Appointing Kenneth Hardison as a Supervisor to Fill the Vacancy, was approved.

Ms. Giles stated Mr. Hardison, if you will join us at the table. Congratulations. We'll have you sit right over here.

##### **B. Oath of Office for Newly Appointed Supervisor**

Ms. Giles stated if you will stand, I am going to administer this oath to you. If you'll raise your right hand. And you can say, "*I do, I swear or I affirm*", whichever one you're comfortable with. That's all you're going to have to say. I'll read the rest. I, state your name.

Mr. Hardison stated Kenneth Hardison.

Ms. Giles stated a citizen of the State of Florida and of the United States of America, and being employed by or an officer of Middle Village Community Development District and a

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recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Mr. Hardison stated I do.

Ms. Giles stated congratulations.

Mr. Hardison stated thank you.

Ms. Giles stated I am going to go over all this paperwork with you at the end and we'll sign this. Mr. Hardison, congratulations. You're now a government official in the State of Florida. And like any other government official, and in this capacity, you are subject to comply by the Sunshine law. If any business is to be discussed about Middle Village CDD, you can talk to anyone, but you may only speak to other Supervisors at a publicly noticed meeting such as this. You can talk to the other Supervisors about sports, grandkids, vacations, whatever. But if it's a matter that could come before the Board, you can only discuss those matters in this meeting. So, I say that because social media can get a little tricky. So just be careful of social media. If you respond and then Julie responds and then Mike responds, then that could be considered a violation. You're also subject to Florida's public records law, meaning any document you may acquire or generate pertaining to the District is subject to public records requests. My office stores all and archives all District records in the event that there is a request. Typically, I can handle that for you. If you do get a public records request that I'm not on the email, if you'll just forward that to me, and most likely I'll take care of that for you, unless it's requesting your emails, but either way, just reach out to me and I'll help you with that. Our District Counsel is Mike Eckert. You heard him during roll call. And there's a packet for new Supervisors, again, after the meeting. I'll go over that with you. Mike, is there anything you want to add to this?

Mr. Eckert stated to let Supervisor Hardison know that we'll be sending a Supervisor notebook that has a lot related to the District and the CDDs in general. And after we send that, probably a week later, after he's had a chance to review that, we'll probably try to set a brief conference call and just go over the District and the legal issues that we're working on in the District that may not be discussed at a Board meeting. That's about it. Welcome to the Board.

### **C. Consideration of Resolution 2026-03, Designating Officers**

Ms. Giles stated item C on the agenda is on page 10. This is Resolution 2026-03, Designating Officers. This resolution is to add Mr. Hardison as an officer of the District. Right

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now, the designation of officers is as follows with Mike Steiner as the Chairman, Sherrie Mifsud as Vice Chairman, and Eric, Julie, and Kenneth all as Assistant Secretaries. Then, from GMS, I'm your Secretary and Treasurer. Also, from my office to fill in my absence is Daniel Laughlin, Jim Oliver, Matt Biagetti, and Darrin Mossing as Assistant Secretary and Assistant Treasurers. Unless there's any change to that designation of officers as it is, I just look for a motion to adopt Resolution 2026-03.

On MOTION by Ms. Mifsud seconded by Mr. Marx with all in favor, Resolution 2026-03, Designating Officers as slated above, was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of Consent Agenda**

##### **A. Approval of the Minutes of the June 8, 2026 Meeting**

Ms. Giles stated item four on the agenda is approval of consent agenda items. On page 13 are the minutes of the June 8, 2026 meeting. I did receive two changes from Sherrie. I have those on page two and three. I've got Sherrie and Julie's names backwards on those minutes, so I'll take care of that before we send that to the chair for signature. And unless there's any other corrections or changes to the minutes, I just look for a motion to approve them.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Minutes of the June 8, 2026 Meeting, were approved as amended.

##### **B. Financial Statements**

##### **C. Assessment Receipts Schedule**

##### **D. Check Register**

Ms. Giles stated on page 34 is your financial statements as of May 31, 2025. It's followed by your assessment receipt schedule on page 46 showing we are 98.9% collected. And then your check register is on page 48. It's for the month of June in the amount of \$177,394.43. I see no unusual variances with the check register. Unless there's any comments or questions, I just look for a motion to approve it.

Ms. Arnau stated I'll make a motion to approve it.

Mr. Marx stated second.

Ms. Giles asked any discussion? Sherrie was there something?

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Ms. Mifsud stated no.

Ms. Giles stated okay. Any discussion?

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

## **FIFTH ORDER OF BUSINESS**

### **Discussion of the Fiscal Year 2027 Budget**

Ms. Giles stated on page 178 is your Fiscal Year 2027 budget. This budget does have a 3% to 5% increase. We can see that on the chart on PDF, page 191, broken out by product type. The only thing that's changed on this budget since you saw it last is the actuals. The actuals now run through May 31, 2026. This agenda item is here for the Board to have any discussion about the FY 2027 budget before we move into our public hearing in September. Any comments on the budget?

Mr. Steiner asked that'll be a nighttime meeting, right?

Ms. Giles stated yes, sir.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Draft Amenity Policies**

Ms. Giles stated item six on the agenda is on page 195. At the last meeting we talked about the amenity policies. There's red line changes on this. On the first page it is just the date change. I sent this to the Supervisors ahead of the meeting. We had discussion at the last meeting about just strengthening the language in here about rentals and usage of the facility. It should be red on there, Jay, when we get to it. There it is. What PDF page is that? 204. So, Mike Steiner, Mr. Chairman, sir, I'll pass this to you. I know we had emailed a couple changes. Anything that the Board wants to see changed on this?

Mr. Steiner stated the one thing I was trying to get at is the fact that the policy covers multiple venues and things like we were trying to get in there about staff has the right to shut things down for safety or health reasons or whatever. Rather than put that red statement in every venue, I was looking for something. Now, we've got it put into the general policy. But if you put it in, that's the last thing you read going down the list. And I would assume maybe I'm wrong. But if I can envision somebody going in to a playground venue, set of policies there, and there's nothing in there about staff or the fact that people using that area for income, financial. The intent was to move that to the very top of the policies, so that you read that and then that's the first hurdle you

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have to get over. You don't even go into any of the areas below. But then I went ahead and decided that probably I was being a little nitpicky, so I backed off of it. I think what Marilee has done with putting this in here, if Jay feels it covers everything he needs to have, then fine. But it seems like if somebody goes into this and it's not specified in there about what we were trying to get across, but shows up in the additional policies only, is that going to give us a problem if it's the very last thing you read? I don't know if that confuses everybody.

Ms. Giles stated no, because right now what you're saying is they see it on page 15 under additional District policies, and they see something similar under each of the different sections, except swim, which we don't see it there under pool and water park. But there is the strong language under the fitness center, under the tennis court and under the basketball.

Mr. Steiner stated that is how it is now.

Ms. Giles stated yeah.

Mr. Steiner stated you put that language, and it goes ahead and applies to no matter what venue.

Ms. Giles stated yeah.

Mr. Steiner stated so, if that's the first thing you read in the policies, you don't have to have it and everything following it.

Ms. Giles stated Jay, you deal with the residents more than I. What are your thoughts on moving this to the front versus what the Chair's talking about?

Mr. Soriano stated whether it's up front or at the end, I do like the strong wording that we added in here. I would say because of the way we hear from the residents, even if it's at the very front, when you break down each facility, it should be mentioned again, somehow. I prefer it to be more general. So, I don't know that we need, if you notice the one, say, fitness programming for the one for the fitness center, and it may be focused on aquatic stuff out here in the pool because we do have, say, our own swim lesson instructors show up and they want to teach. Actually, I just had an argument this last month, somebody we had to kick out of another District, because they argued that, well, it doesn't say I can't do my own swim lessons. It doesn't word it that way. It's any programming, and that's what that is. So, I'd rather it be more general rather than actually point out the actual activity they're doing because it could be changed slightly and it's got a different name. They want to argue, oh, it doesn't say I can't do this, so I do like the more general approach. Whether we put it at the top or the bottom, I do like the idea of being at the top. It is one of the

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first things they see. That is one of the bigger problems we have with people coming in and using your grounds to run their businesses, whether it's boot camps or they're actually doing specific training, somebody teaching people how to play better basketball and they're on our basketball courts and they're charging the family. Swimming, anything like that. Tennis. I have a lot of people that do tennis out here that we got to get on, and I like having a bigger tennis program because they can help keep an eye on the grounds. But we have our photographers and things like that. So, I'd rather keep it more general rather than just naming each one. But still, having that statement at every facility and playground is cool just so I can almost point it out to them, look, not only is it at the front, but it says right here, you can't run these programs, or I have the ability to stop any program, no matter what it is, and they wouldn't be able to run it here. So, I do think it needs to be in there multiple times. Typically, I want to shorten our policies, but because of the way I've heard it over the years as one, I think being a little longer is not a problem.

Ms. Giles stated Jay, is your recommendation to take that section that says additional District policies and move it towards the front?

Mr. Soriano stated yeah, now that part, yeah, I think we could do. I know the additional District policies that covers everything that got left out in the beginning. But I do like Mike's idea there to point out that if it's at the top, hopefully it's one of the first things they read. So, if we could find a spot that it makes sense up there in the beginning.

Ms. Giles stated I think right before it gets into the pool and water park section, right there on page four.

Mr. Soriano stated most of the stuff on there at the beginning, really has to do with getting your cards and getting set up as a resident user.

Ms. Giles stated yeah. So, right after that.

Mr. Soriano stated yeah.

Ms. Giles stated all right. Okay. So, we'll make those changes and bring that back to the next meeting. Any other changes to the amenity facility policy?

Mr. Steiner stated I have none.

Ms. Giles stated Eric, you good?

Mr. Marx stated I have none.

Ms. Giles stated okay. All right, so we'll bring that back.

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**SEVENTH ORDER OF BUSINESS****Ratification of Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo**

Ms. Giles stated then on page 217 is the next agenda item. It's ratification of addendum to landscape and irrigation maintenance agreement with VerdeGo. Just as a reminder, this was approved at your last meeting. So, any agreements that we sign in between the meetings, we just bring them back for ratification so that you can see those. This is in line with your budget. Anything to add, Jay?

Mr. Soriano stated no.

Ms. Giles stated if no comments or questions, I just look for a motion to ratify the addendum with VerdeGo.

Mr. Steiner stated I make motion to ratify the VerdeGo agreement.

On MOTION by Mr. Steiner seconded by Ms. Mifsud with all in favor, the Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo, was ratified.

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

Mr. Eckert stated for the record, I just wanted to let the Board know we did provide a little bit of research for Jay on some drainage and maintenance obligations and provided that to him in between your last meeting and this meeting. We also prepared and mailed a letter to Coastal Elevator disputing the invoices for services and basically telling them we're not going to be paying anything, and they don't need to be on our property doing any services unless they can produce an agreement that entitles them to do so. The third thing I wanted to mention to the Board is the governor did have an opportunity to review the three bills that I've been reviewing with you. And interestingly enough, he signed the one for the electronic payment requirement and then also the one for recalling CDD supervisors, but he vetoed the sovereign immunity bill. So, anticipate we'll see that that next time. But that was a little bit of a surprise, at least to me. And so that just means that your insurance rate shouldn't be affected by an increase in the sovereign immunity limit this year. So, with that said, I'll be quiet and answer any questions anybody has.

Ms. Giles stated thanks, Mike.

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**B. District Engineer – Acceptance of the 2025 Annual Engineer’s Report**

Ms. Giles stated the next item is item B. District Engineer. Carl, did you have any updates or anything about the annual engineer's report?

Mr. Allen stated yes, I do have an update. We will have that in to you no later than August 7 for that annual engineering report. Mike was on vacation. He'll be the one that will be handling that. So as soon as he gets back from vacation, we'll have that. Hoping we'll have it wrapped up sooner than that, but we'll definitely be no later than that.

Ms. Giles stated thanks, Carl. Jay, anything on that? No schedule. Okay.

**C. District Manager**

Ms. Giles stated I don't have any further for the Board.

**D. Operations Manager – Memorandum**

**1. Memorandum**

Ms. Giles stated Jay's report starts on page 221.

Mr. Soriano stated we have been extremely busy with the heat. The pools have been busy every day. Everything starts to slow down pretty much from this point out though. So, after Fourth of July, I think I've mentioned it before, we go downhill from here. Everybody's going to get their last minute vacations in things like that before we start school again. And school starts up pretty quick, I think the 10<sup>th</sup> or 11<sup>th</sup>, something like that, is the first day of school. We only have a few more weeks and we'll be back in our normal school season where everything changes for our scheduling around the facilities. We start to cut back hours to match the usage. If you come out here, even that last week, of course it's really quiet compared to the way we start off. It usually starts off with a big bang just from all of the activities throughout summer and heat, people really slow down so we won't see as much. Although I do still have a lot of activities planned. We still have two more movies at the pools and then we also have two more of the adult oriented live music events at the pool. And then we get into our off season. Most of our off-season events other than our holiday event are usually at your sister District. We do most of our movies, things like that there and then even some of the events that I've tried to do in the off-season we have done before where I'll do one at that pool like the Pumpkin Plunge and then one here. We just don't get the same turnout. Summertime, it's great out here. This place is packed this time. It's usually busier, but we'll do those events, it tends to be bigger on the other side. So, off-season, that is where most

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of your events will be until we get to those the Christmas events here in this building. I did want to mention on the maintenance side, our elevator repairs are complete. We still have a sign up here saying it's out of order but we're taking it off downstairs. We are trying to get everybody to understand that we really only use that elevator for people that have an issue walking. We have these meetings or there's an event going on up here, we have those people, if they're in a wheelchair or walker or anything like that, they can't go up the stairs. They stop at front desk, and the front desk can actually help them with going up and down the elevator, which to me is a little safer anyway. We use it for ADA. If something happens, the staff is here keeping an eye on using the elevator and the people that are using it. But it is back in action now and everything worked out well in the repair. We didn't see anything hidden that I had any concerns with. And then I think outside of that, that's really it for me unless you guys have any questions. I did want to mention it's not on this report because it's something that's going to happen this next month, but we are shutting down the fitness center next week to do a full painting and cleaning in there. Years ago, we used to have, whether it was days or times they would shut down in the middle of the day for an hour or so, cleaning it. I helped with more deep cleaning. We don't do that. We open up in the morning; we close at night. We're open seven days a week, so it also means when we want to do the bigger jobs like painting or deep shampooing of our rubber carpet tiles that are in there, it takes a lot longer to wean your people out of the way for a couple days. So, we'll shut down Monday afternoon. We'll let our morning crew do the work. That way my maintenance guys can come in and get prepped and going. But then once we shut down and start repainting it, we close pretty much that whole week. That way everything can be dry when we open back up on the weekend and everything should be good to go for our residents. So that will start next Monday. Like I said, unless there's any questions for me, that was it for my report.

Ms. Giles asked anything for Jay?

## **NINTH ORDER OF BUSINESS**

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

Ms. Giles stated item nine on the agenda is audience comments and supervisors request.

Mr. Chairman, who would you like to go first?

Mr. Steiner stated the audience.

Ms. Giles asked any public comments at the bottom of the agenda? Hearing none, Supervisor's request.

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Mr. Steiner stated Jay, I was thinking we had put in about having some trees taken down. Did we get to those? There was some, I believe, along the parkway here, one up the way here.

Mr. Soriano stated we have had a lot of trees taken here. I don't think there was anything specific we talked about here, but we've done a lot of tree work the last couple months. And then also I've had the county doing a lot. So, the parkway, most of those, except for what was off the very right and left of pretty much borders those white fences that are out there. Everything else in there is the county. And then if you recall when we did that agreement for the landscaping, I made sure the trees were spelled out. So, Mike's group wrote in there for me a certain size and pretty much anything above about a foot is covered by the county. Now we don't mind trimming branches, but when it comes to some of these large trees that need to be removed and they're dying, the District shouldn't have to pay for that on the county roads. They did come out, he saw there was a lot of work in the median and stuff. I think there was probably six, seven, eight trees that were removed. And then that storm we had just after our last meeting actually took down one of the live trees. It was a palm tree, and it was surrounded by some of those larger dead trees. The stumps are there now. So, they had good timing coming in and getting it out. But it was one of the live palm trees that came down. And then just to let you know about trees, you do have a tree that got taken out at the very end. So, if you've driven out of the neighborhood lately, those myrtle trees that are in the middle, past our columns. We've talked about these trees before because they do get big and people have said they block sight line for the lights as your coming up to it. So, the last two in line, we had cut down and they're more like myrtle bushes now. They're getting that big and we have to trim them back, but those are more like myrtle bushes. It was, I think the third tree in that fell. It got taken out completely. The tree, root, ball and everything came out of the ground. It's just lying there now. So, we will cut that out and I'll have to work with Chalon to try to figure out how we can trim the rest. So, it looks good now that we don't have a tree. But was there anything specific you were looking for?

Mr. Steiner stated well, I had mentioned that there was some stuff back in along the nature walk. We had gone and redid that walkway back there. There were some trees that looked potentially like a problem of coming down on our asset and I knew that it was preserved area. So, it was just a matter of anything that was back there that needed a little help getting to the ground.

Mr. Soriano stated we have done a lot of trimming work. I don't think we've taken out any trees back there by the boardwalk, but we have done a lot of trimming work. Big branches and

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vine work. Vines grow over top of everything between the trees. So, we have cleared out a lot. I'll take a look to see if there's any big trees.

Mr. Steiner stated my only concern in that area I hesitate in saying it's a people hazard because you shouldn't be back up in there in these heavy storms anyway. The main thing was the cost of the asset, if you're doing that work. If we can avoid having one come down and take out large sections was my only concern. I knew we had to leave the tree fall where it falls, so it wouldn't be so much being a removal as being something like that.

Mr. Soriano stated yeah. We do have a couple back there that are like that as you walk down, really close to them, we have some larger ones that have fallen, and those are the ones we're worried about. They were hung up in vines, and I'm worried about them moving or anything. That's where we've cut, but everything sits right there. So, there are some big trees that are down. It looks ugly. But it's a nature preserve. It's supposed to stay like that. So, they're down on ground or even leaning the other way. It's stuck in trees, but they're not coming towards. We'll take a look out there and make sure we've gotten everything so that we don't have any concerns. We are starting to build up at the end of summer here, some more severe storms. But we have done a lot of work out there.

Mr. Steiner asked are we still managing the food trucks and etc. that pop up down here?

Mr. Soriano stated not that. We don't do anything with the clock tower area. That's all in and out. So, the girl that did all the coordinating for us, she still does that, but she's moved it to the church side. So, when you notice those guys on the other side, none of them are approved. The biggest problem was that. Two years ago, maybe three years ago down was one of the trucks did push it with the police officers and let them know that I don't have the authority to trespass them because we don't own that asphalt. Between the county and the developer that owns those plots of grass is the only true ownership. Ours doesn't start until farther back as you go towards the promenade. We own a big circle in the middle, but the rest is just right of way. We cut the grass. When it came to me kicking people out, once the first person pushed it and told the cops, look, they don't have true authority, they're not the actual owners. I can't trespass them. So that food truck spread it along to a bunch of the other food trucks. And the ones that really don't like dealing with Tiffany, who is our coordinator, they just show up and do their own thing. They're also the ones that are never invited to any of our programs. So, you won't see those food trucks out here. You won't see them at Double Branch. We'd let them know if you're not following our rules, even

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though that's not our area, you're not going to be invited back to our stuff. But they still would rather do their own thing. We have contacted the county about it because it does create a problem. We're always the ones out there picking up extra trash. And if you notice there were signs left out there from last Friday throughout the weekend and I saw this morning. My guys are out there constantly picking that up because that is one thing we do with helping with the right of way. We just don't have true ownership.

Mr. Steiner stated we don't have any liability then.

Mr. Soriano stated correct. That is the nice part, that asphalt isn't. If it's not ours, I don't have to worry about that. That was one thing. If you recall, we dealt with the church on the other side. It was the same thing. They argued where their asphalt stopped and the other asphalt begins. Oh, yeah, that's county right of way. It's not ours. I'm not fixing your pothole. It's really on your side. You can either deal with it or get the county to deal with it. I believe that was all county that ended up coming out and doing the work. That was if you noticed them a couple months ago, they were on the right hand side right before you get to the fire company, the fire building there. They were digging up that asphalt area there. It's the same thing. We do a lot of work to keep it clean and clear over there, but we're limited on that responsibility since it's not ours. Same way, we're limited on authority, too.

Mr. Steiner stated I just wanted to check. That's all I have. Anyone else?

Ms. Mifsud stated I don't have anything.

Mr. Marx stated no.

Ms. Giles asked Julie, Kenneth?

Ms. Arnau stated no.

Mr. Hardison stated no.

## **TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 10, 2026  
@ 2:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated item ten on the agenda is our next meeting is scheduled for August 10, 2026 at 2:00 p.m. here at the same location.

## **ELEVENTH ORDER OF BUSINESS**

## **Adjournment**

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

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

Signed by:

*Marilee Giles*

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Secretary/Assistant Secretary

Signed by:

*Michael Steiner*

DCEE675603EA49D...

Chairman/Vice Chairman