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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, **October 12, 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:

Sherrie Mifsud	Vice Chair
Eric Marx	Assistant Secretary
Kenneth Hardison	Assistant Secretary
Julie Arnau	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Mike Eckert	District Counsel, Kutak Rock
Jay Soriano	GMS

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 there were no members of the public present.

THIRD ORDER OF BUSINESS **Approval of Consent Agenda**

A. Approval of the Minutes of the September 14, 2026, Meeting

Ms. Giles presented the September 14, 2026, meeting minutes for Board consideration. It was noted that the minutes had been reviewed; however, District Counsel, Mr. Eckert had not yet had an opportunity to review them. It was recommended that the Board approve the minutes in

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substantial form to allow Mr. Eckert to complete his review. Mr. Eckert agreed with this approach. There were no additional comments or questions from the Board.

> On MOTION by Ms. Mifsud seconded by Ms. Arnau with all in favor, the Minutes of the September 14, 2026, Meeting in Substantial Form, Subject to District Counsel Review, were approved.

B. Financial Statements
C. Assessment Receipts Schedule
D. Check Register

The Board reviewed the unaudited financial statements as of August 31, 2026, followed by the assessment receipt schedule reflecting that the District was 100% collected for Fiscal Year 2026. The check register, totaling $232,642.89, was also presented for consideration. It was noted that the check register was higher than usual due to the annual payment to EGIS for the District's insurance coverage. No unusual variances or concerns were identified with the expenditures, and there were no additional questions or comments from the Board.

> On MOTION by Mr. Marx, seconded by Ms. Mifsud, with all in favor, the Check Register Totaling $232,642.89, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Agreement with CALM III, LLC for Onsite Maintenance and Management Services (to be provided under separate cover)**

Ms. Giles presented the agreement with CALM III for onsite maintenance and management services. It was noted that the agreement had been discussed at the previous meeting, at which time the Board requested an opportunity to review the agreement and have further discussion before taking action. Ms. Giles requested that the item be tabled for an additional month to allow sufficient time to complete the review.

Mr. Eckert stated that he had received the agreement approximately one week before being out of the office during the first week of October. He explained that his firm works with CALM and GMS on agreements for several Districts and is working to maintain consistency in its comments and revisions across those agreements. He noted that establishing a consistent form

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of agreement would provide greater efficiency for all clients moving forward. Mr. Eckert anticipated completing the review and providing comments within the next one to two weeks, allowing time to negotiate an agreement that staff would be comfortable presenting to the Board at its next meeting.

The Board acknowledged the update, and the item was tabled until the next meeting to allow staff and District Counsel to complete its review and negotiations.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Eckert reminded the Board of the requirement to complete the annual ethics training by December 31, 2026. He then provided a brief update regarding the upcoming legislative session, noting that his office anticipated receiving preliminary information on proposed legislation within the next month or two. He stated that they would be monitoring potential legislative changes that could impact the District, particularly those related to sovereign immunity and possible amendments to Chapter 190, Florida Statutes. District Counsel indicated that he would keep the Board informed of any significant developments.

Mr. Eckert encouraged Board members to communicate any legislative questions or concerns as early as possible, explaining that once the legislative session begins, many proposed bills are already well developed, making it more difficult to provide meaningful input or comments. He anticipated a busy legislative session, noting that sessions following an election tend to be more active than those immediately preceding an election. In response to a Board member's question regarding whether this was due to elected officials leaving office, District Counsel explained that, in his opinion, newly elected or reelected officials are often more motivated to pursue their legislative priorities following an election, whereas the period leading up to an election tends to be more focused on reelection efforts.

B. District Engineer

Ms. Giles stated the District Engineer was not present. The Board was asked if there were any questions or items that needed to be brought to the District Engineer’s attention.

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C. District Manager - Update on the Fiscal year 2026 Goals & Objectives

Ms. Giles presented the Fiscal Year 2026 Goals and Objectives Annual Report. She explained that the District establishes annual goals and objectives and subsequently evaluates its performance against those goals, with the annual reporting requirement to be completed by December 31st. The report reflected that all goals and objectives for Fiscal Year 2026 had met the performance standards identified in the annual reporting form.

On MOTION by Ms. Mifsud seconded by Mr. Marx, with all in favor, the Fiscal Year 2026 Goals & Objectives, were approved.

D. Operations Manager – Memorandum

Ms. Giles state the Operations report begins on page 150 of the agenda package. Mr. Soriano explained that the report included written updates, photographs, and a more detailed spreadsheet documenting maintenance activities, vendor work, purchases, and ongoing projects. He noted that the new reporting software combines the written information with photographs, allowing Board members to review and enlarge images before meetings. He also maintains a separate spreadsheet to track expenditures, equipment purchases, warranties, and maintenance history, which helps staff identify recurring issues and determine when equipment should be repaired or replaced.

Mr. Soriano reported that the District had experienced several electrical issues following lightning storms in August and recent power outages. He explained that the District had purchased new variable frequency drives (VFDs) for the pool slides after the previous equipment sustained storm-related damage. Although the replacement equipment had been received, installation was delayed by additional electrical problems and power shortages. He stated that Clay Electric had recently completed repairs to the transformers and that the new VFDs were ready for installation. He also discussed the importance of maintaining detailed records of damaged equipment and submitting warranty claims when appropriate, rather than automatically replacing items at the District's expense.

Mr. Soriano further reported that the recent electrical outages had caused damage to the elevator motor and potentially affected a component of the fire alarm panel. He explained that the elevator operates using a three-phase electrical motor and that one of the electrical legs had experienced a short, preventing the motor from operating properly. The elevator was

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approximately 23 years old, and the typical lifespan of these motors was estimated at 24 to 30 years. Additional testing was underway to confirm the extent of the damage, with the estimated replacement cost of the motor being approximately $8,000, potentially higher depending on additional components requiring replacement. He emphasized the importance of restoring the elevator as quickly as possible due to ADA accessibility requirements. He explained that emergency repairs may be coordinated with the Chairman between meetings and subsequently presented to the Board for ratification, if necessary.

Mr. Soriano provided updates on recreational programming and upcoming community events. He stated that the high school swim team was concluding its season and that the year-round swim program continued to have approximately 18 to 20 participants each month. He noted that participation would continue to be monitored, particularly during January and February when the pool is not heated. He also discussed the recent live music event at the pool, which residents enjoyed, although attendance was somewhat lower than anticipated due to another community event taking place nearby. He indicated that he would consider scheduling similar events earlier in the summer next year.

Mr. Soriano announced that the upcoming pumpkin plunge event would be held during the evening rather than during the day to increase participation. He explained that attendance at the event had declined in recent years due to competing youth sports and other activities. The event would include a short movie, pumpkin activities, and candy. He also discussed upcoming holiday events, including Cocoa with Claus and another Christmas event, which are generally held at the District's facilities.

A Board member asked about the extent of water damage to the motors following the recent storms. Mr. Soriano explained that the District had been fortunate compared to previous incidents, noting that underground motors and pumps can be particularly vulnerable to flooding and power outages. He discussed the prior replacement and repositioning of a motor at Double Branch to reduce its exposure to water damage. However, recent outages had caused water to accumulate in the conduit, resulting in additional electrical concerns. He stated that the affected equipment had been shut down and that Double Branch would need to inspect the motor and drive to determine whether further repairs were necessary.

Mr. Soriano also discussed the District's backup systems and electrical protection measures. He explained that backup pumps had previously been installed on separate breakers to

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provide additional protection during outages. He noted that while surge protection, grounding, and lightning protection systems were in place, it was not always practical to prevent every electrical issue, particularly when the cost of additional protective equipment could exceed the value of the equipment being protected. He stated that staff had taken precautions during the outages by disconnecting equipment where possible and maintaining backup access to the District's computer and access control systems.

The Board discussed the elevator repair contractor. Mr. Soriano stated that the District was currently working with Eletech which had provided a lower repair cost than the previous contractor. He also expressed concerns regarding Coastal's prior service and billing practices, noting that staff had experienced difficulties obtaining satisfactory service and resolving outstanding billing matters. District Counsel suggested forwarding a copy of the previous correspondence to the company. Mr. Soriano indicated that he would continue working with District Counsel to address the outstanding issues and preferred to continue utilizing the newer contractor based on its pricing and service.

Mr. Soriano concluded that staff would continue addressing the remaining storm-related repairs, monitoring equipment performance, and coordinating necessary repairs to restore full operations as efficiently as possible.

SIXTH ORDER OF BUSINESS **Audience Comments (limited to three minutes) / Supervisor Requests**

Ms. Giles stated item six on the agenda is audience comments and Supervisor’s request.

Ms. Giles stated that there were no members of the public present and moved on to Supervisor Requests. The Board was asked if there were any additional requests or comments.

SEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 9, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated that the next regular scheduled meeting would be held on November 9, 2026, at 2:00 p.m. at the same location. She also reminded the Board that the Supervisors had received their oaths of office from the State. She explained that pursuant to Chapter 190, Florida Statutes, the District must wait two weeks following the election before administering the oaths of office. Therefore, the oaths would be administered on the record at the December meeting.

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A Board member asked whether the notarized oath forms needed to be mailed immediately or held until the December meeting. Ms. Giles explained that the forms could be mailed back with the required $10 payment. District Counsel confirmed that the Supervisors could either submit the forms at that time or wait until the December meeting.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Giles asked for a motion to adjourn.

On MOTION by Ms. Mifsud 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:
Sherrie Mifsud
87032DA912E3499...

Chairman/Vice Chairman