

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The April 3, 2018 meeting of the Board of Supervisors of the South Village Community Development District was continued and reconvened April 11, 2018 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida

Present and constituting a quorum were:

Gary Cross	Chairman
Grant Krueger	Vice Chairman
Kelly Hermening	Supervisor
Chris Payton	Supervisor
Bobby J. Poole	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by telephone)
Matt Biagetti	Director of Aquatics & Recreation
Steve Andersen	Operations Manager
Josh Heintzman	Eagle Landing Golf Professional
Dan Steiner	Eagle Landing Golf GM
Ernesto Torres	GMS, LLC

The following is a summary of the actions taken at the April 11, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the continued meeting to order at 6:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Invoices for Capital Projects**

Mr. Andersen stated these are mostly for the last bit of the clubhouse. The large payment is a progress payment to Premier Tennis Courts. We are 99% done with the clubhouse and we are under budget by approximately \$14,000.

On MOTION by Mr. Cross seconded by Mr. Poole with four in favor the requisitions were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Utility Carts**

Mr. Biagetti stated at the last meeting you approved a Club Car Carryall purchase and we spoke of a couple options for a second cart and we were requested to look at another gas cart.

Mr. Payton joined the meeting during this discussion.

Mr. Biagetti presented the options for the purchase of a second utility cart and after discussion the board took the following action.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor purchase of the 2013 gas cart in an amount not to exceed \$3,900 was approved.

**B. Cart Path Replacement and/or Grinding**

Mr. Steiner stated the grinding is only used for sidewalks where people walk. We have too much grinding to do so that is out. The pruning the roots on the cart paths is going to start April 19<sup>th</sup>. After that we have to determine how many slabs have to be re-poured. Alan had a contractor come out for curbing around tees and greens to keep people off those areas with the golf carts. Nine holes and about 4,500 linear feet at \$8.45 per linear foot comes to about \$38,000 for the back half just to do tees and greens.

Mr. Payton asked where does the curbing go on the list of the most important things that you need?

Mr. Steiner responded I think we should look at a GPS system for the golf carts before we do that.

Mr. Steiner stated two more air systems have been worked on, the one in the bar has been installed but not connected today and hopefully that will be connected tomorrow. That will be four out of six systems. The other two do not need to be replaced right now.

The doors are ordered for the dining room as well as the hardware for the door that leads to the hallway. It is going to be \$5,000 plus labor for those three doors plus hardware.

Mr. Krueger asked where are we with the driving range with all the rain we have had?

Mr. Andersen stated it is scheduled to be cut tomorrow morning and shipped down and we will start sodding Friday and the rest on Tuesday depending on what happens this week.

**FIFTH ORDER OF BUSINESS**

**Review of On-Site Management Services Proposals**

Mr. Oliver gave an overview of the process to date on the solicitation of proposals for on-site management services then gave an overview of the proposals received.

The board discussed the proposals and eliminated three vendors: Melrose Lifestyle Corporation, Elite Golf and CAMCOR from further consideration. April 30 and May 1<sup>st</sup> was selected to have the remaining vendors make presentations followed by Q&A. The Board decided to reschedule its May 1 meeting to May 8.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

A resident stated I want to make a couple of suggestions. On your oral presentations you need to get whatever they are committing to in writing. Suggestions to the evaluation process is to maybe look at where they currently have food and beverage operations, check and see with the local authorities what their performance has been on health and safety. If there were any resident surveys get copies of those surveys.

A resident stated on the slide pump I noticed it is overheating. Didn't we replace it last year?

Mr. Biagetti stated we did the starter and some electrical work. We ordered a backup motor last year when we had issues and it is supposed to be installed earlier this week.

Mr. Poole asked did we put the fiber connection issue on hold?

Mr. Biagetti stated based on some input we had during the proposal process I believe we determined maybe we should put it on hold based on feedback from some other proposals. The fiber solution is costly, we have a rough estimate of what it would cost.

Mr. Hermening stated that is something that we have to come to a firm resolution on because right now that resides in a facility that we don't own. We have to at least have it on our radar whether we change the POS system or not.

Mr. Payton asked if we possibly increase taxes, what is the cutoff date for that?

Mr. Oliver stated the District is required by Florida Statutes to approve a proposed budget by June 15<sup>th</sup>. The Board needs adopt a budget in early September in order to provide the assessment roll to the Clay County Tax Collector by its September 15 deadline. If you propose to increase assessments, you must send mailed notice at least 20 days in advance of the public hearing. I would want you to make that decision by the beginning of August and preferably in July so we would have time to revise the budget, send out the mailed notice and publish notice of the public hearing. You have time to work through the proposals as you begin the budget process.

Mr. Krueger stated I think we need to look at our pricing structure. I would like to look at use of the facilities here and food and beverage. Right now if somebody rents this facility out of season or during non-café hours they can cater as they please. I would like to look at the possibility that we go to if you use the facilities you cater it from the clubhouse.

Mr. Cross stated as far as pricing goes we give them a range so they can set the pricing as they deem necessary. As far as the catering goes that would be a policy we would set whether we are going to allow outside food or not. We would have to put that discussion on the agenda. I checked in two other areas when the issue was raised about grandchildren not living in the area, basically everybody does the \$10 guest pass for the week if the grandkids don't live in the area and if they are an adult they can come up by themselves and if they are children they have to have a grandparent with them and that is basically what we are doing. The only difference was some people charge a lot more money for the guest pass. One place charged \$45 for the first one and if you have a second person it was \$65 or \$75 and a third person was \$135.

Mr. Poole stated if we have a 16-year old kid if the resident buys a guest pass for that individual they do not have to be escorted by the resident. Is that the current policy?

Mr. Biagetti stated correct with a house guest pass. I want to differentiate the regular guest fee that the resident has to be with the guest and the house guest fee allows them to be here without the resident present depending on the age.

Mr. Cross stated I talked to one entity and they said they said they had the same fear that people would just come up and have friends come from out of town and say he is my grandson and next thing you know he has 16 people in there and that is why they do the guest pass.

Mr. Poole stated I want to go over the policy with you.

**SEVENTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday, May 8,  
2018 at 6:30 p.m. at Eagle Landing Residents  
Club**

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor  
the meeting adjourned at 7:33 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman