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CDD NAME: **Middle Village**

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MEETING AGENDA: **Middle Village Community Development District 475 West Town Place Suite 114 St. Augustine, Florida 32092 December 2, 2024 Board of Supervisors Middle Village Community Development District Dear Board Members: The Middle Village Community Development District Board of Supervisors Meeting is scheduled to be held Monday, December 9, 2024 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065. Following is the advance agenda for the meeting: I. Roll Call II. Audience Comments (limited to three minutes) III. Organizational Matters A. Oath of Office for Newly Elected Supervisors B. Consideration of Resolution 2025-01, Designating Officers IV. Approval of Consent Agenda A. Approval of the Minutes of the November 4, 2024 Meeting B. Financial Statements C. Assessment Receipts Schedule D. Check Register V. Discussion of Assessment Methodology VI. Discussion of Termination of Interlocal Agreement with South Village CDD; Ratification of Engagement Letter with Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. VII. Staff Reports A. District Counsel B. District Engineer C. District Manager D. Operations Manager 1. Memorandum 2. Update on Open Items (Deer View Column Repair) VIII. Audience Comments (limited to three minutes) / Supervisor Requests IX. Next Scheduled Meeting – January 13, 2025 @ 2:00 p.m. at the Plantation Oaks Amenity Center X. Adjournment I look forward to seeing you at the meeting. If you have any questions, please feel free to call. Sincerely, Marilee Giles Marilee Giles District Manager**

(Speaker A) All right. Good afternoon. This is the Middle Village Community Development District meeting. Today is December 9, 2024, and the time is 2:00pm we are located at the Plantation Oaks Amenity center in Orange Park, Florida. Item one on the agenda is roll call. And we'll start with the supervisors.

(Speaker B) Mike Steiner. Supervisor.

(Speaker A) Sherry Mifsud.

(Speaker C) Supervisor.

(Speaker A) Julie Arnold, Supervisor.

(Speaker D) Gerald Bowen, Supervisor.

(Speaker A) And Shawn, were you able to call in? If he calls in, we'll announce it on the record. And staff in the room.

(Speaker D) Jay Soriano with DMS Operations.

(Speaker E) Shalon Suchland with Vertigo.

(Speaker A) And I'm Marilee Giles, your district manager from GMS and on the line.

(Speaker E) Hi, Katie Buchanan, substituting for Mike Decker with two sacrosanct.

(Speaker A) Welcome. Katie, can you hear me okay?

(Speaker E) I can hear you. Great.

(Speaker A) Thank you. And then item two on the agenda is audience comments. There's no members of the public presence, so if it's all right with the board, we'll continue. Item 3 on the agenda is organizational matters. The first item is oath of office for newly elected supervisors. So I'll administer your oath, Jerry and Mike, if you want to stand.

(Speaker B) I'll.

(Speaker A) Read the oath to you. And when I point to you, if you'll just say your name, and then I'll finish reading the rest of it. And at the end, if you'll say, I do, I swear or I affirm whatever you're comfortable with.

(Speaker B) I, Mike Stannon, Gerald Bowen, a citizen.

(Speaker A) Of the state of Florida and of the United States of America and being employed by or an officer of Middle Village CDD and a 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.

(Speaker B) I do.

(Speaker D) I do.

(Speaker A) Thank you. You may be seated. So, Mike and Jerry, congratulations. You're now a government official in the state of Florida. Mike, you're continuing your journey as a government official. And as a government official, you're subject to comply with the Sunshine Law. We talked about that a little bit before the meeting. But just as a reminder, any business that that's going to come before this board, you can only talk to the other supervisors. In a publicly noticed meeting such as this one, you all can talk about any other matter, but anything coming before the board, it has to be at this meeting. Also, as a reminder, you're subject to the Florida's Public Records law, meaning any paperwork, any documents that you acquire or generate pertaining to the district is subject to public records requests. And I know, Jerry, you said you created a separate CDD Email. Okay, so we'll try to only email you at that one. And, Mike, that's what you've done, too. Katie, Mike's been doing this for a long time, and I spoke with Jerry some before the meeting. Is there anything else you would like to add?

(Speaker E) The only additional comment is just to also keep in mind the ethics requirements that come with being a board member. So what that means is, generally, you can't take any action that's going to positively or negatively impact someone close to you, like your brother, your brother, your children. There are a lot of very specific statutory requirements in connection with this. So if you feel like you might be running into a conflict issue or an ethics issue, I would just suggest giving Mary and myself a call so we can talk about it with you personally.

(Speaker A) Thank you, Katie. And again, Jerry, any questions you have, you can call any of the staff anytime. You can text us, call us, whatever works for you. And then item B starts on page seven of your iPads. And it's consideration of resolution 2025. 01, designating officers. And this resolution is to add Mike and Jerry as officers of the district. The current slate of officers is as follows. Mike Steiner, the chairman. Sherry. Mifsid. Did I say it right? Mifsid as the vice chairman. And then Sean, Julie, and Jerry as assistant secretary. Secretaries. I'm your secretary and treasurer. And then also from my office is Daniel Laughlin, Jim Oliver, Matt Biagetti, and Darren Mawson as assistant secretaries and assistant treasurers. Those guys are on from my office to cover in case I'm out of the office so that one of them can fill in for us. Unless there's any board discussion or changes to the slate of officers, I just look for a motion to adopt resolution 2025.

(Speaker C) Motion to adopt.

(Speaker A) Second. Mike Steiner, any discussion? All in favor say aye. Motion passes. And then if I don't hear all the supervisors say aye, typically I'll say. I'll say, all in favor say aye. And maybe I hear three. I'll ask, and if not, I'll say, all opposed say nay. And then that's your opportunity to say nay. It's majority rules. So if three of y'all said yes and you said no, majority would still rule with a yes, but I would announce that on the record. And then item four is approval of consent. Agenda items on page 10 are there November 4th. Minutes. Meeting minutes. Unless there's any changes to those, I'll just look for a motion to approve.

(Speaker B) Motion to approve.

(Speaker A) Second. Any discussion. All in favor say aye.

(Speaker D) Aye.

(Speaker A) Motion passes. And then on page 28 is your financial statements as of October 31, 2024. And it's followed by your assessment receipt schedule. Not much to report there. We're just starting the collection process, working with the county. And then on page 42 is your check register. It is for $219,302.58. I didn't see any unusual variances with any of the financial statements. So unless.

(Speaker C) May I have.

(Speaker A) I have.

(Speaker C) I just want to confirm the capital reserve fund. The difference of the actual on the repairs and replacements. That was for the. Is that for the paint? I see a $32,980 overage.

(Speaker A) Do you have the page 37? Page 37.

(Speaker C) What was actual versus what was prorated? I just assume it's the paint, but I just wanted to verify.

(Speaker A) Oh, I see what you're saying. So we budgeted 250,000. So the way those columns work is the first column is what we budgeted the 250,000. Then there's the prorated. So typically, what the accountant does on most items. Most line items, you'll take that 250 divided by the 12 months. So, Jay, I would say yes, because that's your big capital.

(Speaker D) Not very big one we've done this month. We've only got one month. It's, you know, that's the first part of payment. So we have a second check.

(Speaker C) Well, I noticed there were two checks for 22.

(Speaker A) Page 76.

(Speaker D) You'll see.

(Speaker A) All right, I saw those.

(Speaker C) So then we still owe, what, an additional on top of the 44,000 that we owe?

(Speaker D) Yeah, it was a deposit for that, so. So one check projects that we paid for so far this fiscal year, so.

(Speaker A) But those are on page 76. Is that res.

(Speaker C) I just wanted to make sure that that's what this was. I figured it was.

(Speaker B) Okay.

(Speaker C) Thank you.

(Speaker A) Any other comments or questions? All right, just looking for a motion to approve the check. Register.

(Speaker D) I'll make a motion.

(Speaker A) Second. Any discussion? All in favor say aye.

(Speaker C) Aye.

(Speaker A) Did I hear you, Jerry? Okay. Thank you. Motion passes. And, Jerry, just because it's your first meeting with us, I'm just taking this opportunity to remind the whole board. Any questions, any concerns on the financials or the check registers, this is what we do. We sit here and we talk about it and we answer it. If it's a burning question, you can call Jay or myself because he does some of the financials and I do some of them. We can talk about it during the week or at the meeting, whatever you Prefer, but we definitely like when the supervisors look at the financials with us.

(Speaker B) One other thing, the package, this bunch of data is sent out prior to them, so you get a chance to look at it before it gets to the meeting. It's a lot to consume if you haven't looked at it beforehand.

(Speaker A) So Florida statute requires that at a minimum, the agenda is posted to the website. These two pages is posted to the website seven days prior. Our goal is to have the whole packet posted seven days prior. But sometimes if we're waiting on something from a proposal or the accountant got held up or something, we will at a minimum, post the agenda page and very quickly get the rest of the package out to you guys. But we definitely want you to have it as far in advance as you can. All right. And then item. Did I get a motion? I did. Okay. And then item 5 is discussion of assessment methodology. So we started talking about this. And this is how the assessments get broken out based on single family, multifamily. And it was done when the district was created. And it may have been updated along the way at some point. But this is the initial conversations to see if this board wants to have deeper discussions about possibly updating the assessment methodology as it affects the operation and maintenance side. So I think the board was not interested in changing it to affect the bonds necessarily, but just on the O and M side.

(Speaker D) So we wouldn't be able to change the bonds if that was stuck the way that. But yeah, for. You're talking about the O and M side paying bills, paying for those capital things, you know, replacements based on usage. That's where you can actually change that because we have all these different levels where people get discounts, basically, even though they're able to use the facilities the same way.

(Speaker A) You're referring to, like the multifamily.

(Speaker D) We have four different. In this one, so four different levels, and then the highest is a single area.

(Speaker A) So luckily for us. Katie Buchanan joining us today. Recently, I think you did. Katie, recently went over this with another one of your districts in St. John's County. Can you just give us an introductory of how we got, you know, to where we are and the purpose and maybe some. Some things for consideration as this board thinks about making those changes.

(Speaker E) Sure. So at a very 10,000 step level, when the district considers its methodology, they want to make sure that the assessments comply with Florida legal requirements. And that's essentially two things. You want to make sure that the assessments are fair and equitable, and you want to make sure that the benefit that A unit is receiving is equal to or greater than what the assessment is paying. And so, you know, based on perhaps the historical trajectory of your assessment, the question is, is it really fair for you to have different assessment types at this point for houses that may have the same benefits? If you are interested in reevaluating this, you would work with your assessment methodology team, which is gms, and they would sort of do an analysis to try and determine whether they thought the assessments are correct or whether they needed to be modified based on something that may be actual usage records that you have that may be a comparison of the size and type of lot. There are a lot of industry standards that they look at when they do these things. And if you decide to change assessments, what happens is the GMS puts together a report and explains why they would be different going forward than what they were previously. And that report would then be adopted and possessed of the board. Then notice would be sent to all the homeowners within the district that needed the proposed assessment changes. And that notice would describe how the assessments were going to change from a unilateral and universal standpoint, and then also like how they're going to change for each type of unit and change for the person receiving the notice. Once that notice goes out, you could have a public hearing where everyone comes to give the board the opinion on whether or not the change is good or bad, or perhaps the board should consider even a different alternative. So you have a hearing, you have probably pretty good turnout, and then you can decide whether you want to move forward with the report as presented or make any changes. Or you can choose to no longer seek to modify the assessments. So it's sort of a lengthier process that frequently you would want to try to accomplish so that it could be incorporated into your next fiscal year's budget. So starting, you know, in the summertime. So you've got a couple of months to think about it. But I guess the initial question just is what's prompting the thought process and does it make sense to make a change? How will it be received? You know, what is, what are the factors that I think are driving you to have the conversation?

(Speaker B) Okay, this is Mike Steiner.

(Speaker E) Yes, sir.

(Speaker B) The intent, what we've got is we've got about five different flavors. And a lot of that was due to put in place to entice the developers to complete the build outs years ago. The thing that we found the thought process back then was if the community had their own pool, then that would reduce the impacts we would have on the amenity pools that are in the general area, they could still. Basically, the benefit they got was lower in amounts. They got to use all of the same that a homeowner was using as far as amenities and with the addition of having their own within the community. The idea behind this is in reality today, with what quick looks we've done, we're not seeing where there's a reduced number of people coming from these facilities. So why is the credit still there? We would like to equal it across all of the owners. Whether they have a condo in a multifamily building community or whether they have a condo in one that has a small pool. All of them get to use all of the resources. So why aren't all of them paying the same as a homeowner? Does that make sense?

(Speaker E) Yes, that makes sense. And I certainly know that there are many communities and CDs in the state that may have a CD amenity facility that everyone has access and pay. And then they may also have smaller HOA funded facilities that only the people in that particular HOA actually access. So the people that live there end up paying more. Right, because they're paying the full CBD frame and they're also paying like the secondary portion as well.

(Speaker B) No, no, today they aren't paying more.

(Speaker D) They are in other communities.

(Speaker B) Any other examples? Yeah, if they have a pool, they got a discount, but they still get to use. Okay.

(Speaker E) Yeah. So what you're. But I was just, you know, tell, you know, trying to make sure you understand that what you're proposing is done other places. So you would not be unusual in suggesting that, okay. All of the types of units pay the staff. Understanding that units that have not previously paid because they had a pool and they're paying for it somewhere else or some other way, there's someone has to.

(Speaker D) Make that payment to whoever owns the pool.

(Speaker E) Yes, that makes sense. I mean, so I think you can do it. I think that again, GMS would need to sort of work the numbers to give you a better sense of how the numbers would play out. Because what would likely happen is that if you were adding more units paying more, then some of your other units may pay a little less. Right. Because you've got more money going to the bottom line.

(Speaker D) Yeah.

(Speaker E) So it's going to be kind of an interesting question. If you want to pursue it, then what would you do? Would you truly want to think about decreasing everyone else's assessment or would you want try to build up a capital reserve fund more by keeping everyone's assessments the same.

(Speaker B) At this time, big picture question right at this time, we are looking at it as being a means to put towards reserves. But we are needing to look at the impacts across all of the communities. You know, how much do we are the ones that currently have the discounts? What's the impact on those owners versus coming down on a single family owner who doesn't have those additional functions. But it's just we have a rate for multifamily. We have a rate for multifamily with aquatics if they have a pool.

(Speaker D) So the multifamily is actually split up a couple times because you have regular multifamily and you have what's called high density, high density. And then we also have the high density with the aquatics. So we have multiple levels of there and each time it goes down from the homeowner being.

(Speaker B) And at the time they were instituted, it was something that benefited the whole community because it went ahead and we were not. Those were empty lots and they were looking for entanglements to bring them and build them out. So that's where things stood at that time. And while we're looking at it now is we have some impacts to budget coming up that this may be a way to go ahead and equal the resolve some of that in the reserves, but it also goes ahead and gets answers to people who go ahead and say, well, I don't have a pool. Why are they getting a discount? We both use the amenities pool. So, you know, it's no longer something that I believe is equitable. It's outlived some of its reasonable assumptions that were made at that time.

(Speaker A) So just something for the.

(Speaker B) So from this standpoint, basically, I guess we would need a motion to go forward to have.

(Speaker A) Well, could Katie could do you think, and I should probably know this better, but I think Cheryl could run the numbers of what it would look like if the ERU was the same across.

(Speaker D) Yeah. So what I would actually say because there's a couple things with the discussion you should look at because we're going to send this out to homeowners. You have to explain what we're doing. But there's a couple concerns there. Remember that high density of the device, lowest one. So if we wanted to go out and say we're not going to take up the homeowners because we've just increased because last year we have a good budget we're making, we generally do pretty good. So I don't see a media need for increase. That homeowner stays there. These guys come up to match it That's a big jump. And then you got the little guys in between there, too. That would also match. So we may want to have some discussions on are we trying to go up to 100% one year, which is the easiest to say. Everybody's going to pay the same. It's fair, it's equal. You use the pools the same way, you use the gym, the same way, you have the same access. It's 100%, but that's a big jump in one year. So maybe a discussion of, you know, there's ways to split it up or you keep some kind of discount in there, whether it's small, 5%, 10%, anything like that. Because they do pay extra in their HOA fees to have this facility. Although I can tell you that's also discussed when we sent out our last letters for this increase. This last year, we got complaints from Jennings that their pool hasn't been available for a year. They come up here, so it's not that big a deal. They have access here, but one of their facilities, you saw it noted in what they thought was ours in that engineer report, that pool's not even up and running for a year, but they get a discount based on the fact that they have it. So it's kind of hard to say what we're going to jump to 100% right away. But that's where you guys may want to think of ideas of how we're going to do it. Should it just be everybody pays the same across the board because it's the same om, or do we still look at some minor discounts? Is it something that we do in one year, or we advertise and say, you know, two year, three year to get them closer? Because basically all that money is just going to go to capital. Right now, we've done our last increase, so unless something pressing comes up, I don't see a need for a lot of extra money this next year. We've built up a good capital. We have our projects telling it's just going to go in and sit in the bank. So how big of a jump do you want to put on those multifamily people?

(Speaker B) Well, one of the things, Jay, is the fact that unless we have development of that methodology, we don't know how big a jump that is. So until we see how much of a jump it is and what the impact will be, because I know that a lot of the.

(Speaker D) So you're saying you'd like to do. We could do like first round and just do it 100%.

(Speaker A) So you can see it on the last page of your budget. It doesn't have it broken out by percents. And I can refresh the budget so it's in your emails. But on the last page of your FY25 adopted budget, for instance, it's got the high density multifamily aquatics. They pay. We're just going to go with rounded math. $575. They're the lowest. And then single family pays $954.

(Speaker B) That's huge.

(Speaker D) So to bring them up and match everybody, you're talking about $400 increase with.

(Speaker B) That though the $900 spread between the 595, that's for a year, right?

(Speaker A) Yeah, but that's just the difference between the single family and the lowest paying one. It's 404.

(Speaker D) Now, I wouldn't recommend moving them because now you're talking about doing refunds. That's a whole other step involved. So you're a single family. You would keep where they're at, Right? If not, then we have to go through another process for refunding.

(Speaker A) No, keep them where they're at. For sure.

(Speaker B) I'm not looking for that. What I'm looking at is, all right, if it is X number of dollars spread over a year and we're talking 50 or $60 per owner in that environment to bring it up some. But until we get the numbers, until we can look at this thing, can we phase it.

(Speaker A) You would have to do that each year. You'd have to go through the whole.

(Speaker D) Process all over public notice and you would hit, you know, but that would give you a chance to, you know, explain it to what people are looking at. Just because like I just said, that's a $400. That is the basic we got. We'll go 100%. It's a $400 increase. So $35 a month.

(Speaker C) Facing it though, I feel like you're gonna get residents who, wherever they are in the facilities we're talking about where every year they're going to see another increase. Yeah, they get fatigued from their fees being increased year after year after year until we get to a point where they're. I think maybe we.

(Speaker D) So we can run the first one based on that 100 and then bring it back to you guys.

(Speaker A) So you can see I can do.

(Speaker D) That for those lowest people. That's why I say it's going to be a big jump and then everybody else has a jump in between there. But those lowest people, that's not A big jump in one year and we can decide, you know, is that worth it? Because then, yeah, you have to have a public meeting. They're angry, you know, pitchforks and torches. But it makes everybody, you know, like I said, we have some of our for our cars on record. Some of our biggest families aren't multifamily units. They get the same access. So when you explain it that way, it's still fair on the O and M side, but it's always been that low. So it's going to be a hard pull to swallow. So after we bring back that first one, if you guys think, well, maybe we need to adjust a little bit, we can go back and forth from there. Whether they do get a little tiny discount or whether we look at something like phasing, not phasing, but we'll do the first one at 100%, making everybody's own kind of flat.

(Speaker A) So I can work with the assessment methodology lady at gms. I mean, she knows like for instance, single families paying 37% multifamily is paying 30% multifamily. High densities pay in 15. So I can work with her and take those percents based on this year's budget just so you can see their percent allocation and what it would look like if we kept single family the same and then adjusted the other three. Like I can, I can run a couple charts for you.

(Speaker D) She's also the one that's going to get a big run of the problems because she deals with the developer. So when we talk about someplace like Jennings or Coventry, that's actually owners that are going to be paying these assessments when it comes to that high density apartments, it's paid by one person.

(Speaker B) But that's the preserve over here is high density owners, right?

(Speaker D) Yeah. So but we hear from you guys individually where she works with that developer who gets a package deal. So his deal is going to go way up.

(Speaker B) Which community are you talking about?

(Speaker D) All of these gemstone, fieldstone, millstone, all.

(Speaker B) Of those high rises that's still owned by the developer.

(Speaker D) Yeah, those are apartments. So they all have individual ownership. So he gets a deal to pay, you know, all at once, big chunk. And he has the lowest deal, of course. So that's going to be a big burden to him. Basically it's going to get passed along to the tenants, their rents going to increase, but they don't pay directly like you guys pay as owners. So it is a little different. And she's the one that works with those developers when it comes to that, that Agreement. So she will get a big pushback on that one with them.

(Speaker A) So if the board wants, I can work with her, run a couple courses of action with increases.

(Speaker B) I hate to go ahead. And this would be something we would be pushing out of, right?

(Speaker A) Oh, yeah, it would be 2026 budget. But just to let you know what the impact would be on the multifamily high density with aquatics. Like if you made everybody equal, what would that look like? We know it would be at least a $450 increase for those guys. Is that what you really want to do over there in that area?

(Speaker B) Okay. Well, I think it's something we need to get the numbers and see what we're looking at.

(Speaker A) Okay.

(Speaker B) And then I guess we'll. We can get a clear understanding of what our options are. Do we want to go through this for the next five years to slowly bring them up at a reasonable rate, or do we want to go ahead and take the hit? I know that several of the communities are facing some severe shortcomings in budgets because of the changes brought about on condos and what have you that are bringing about special assessments. So I really don't want to hit everybody at once. And just so that residents know I fall in that category. So this is an impact to my wallet as much as it is there. So we're just trying to find something that would make. As Jay said, we've been increasing the O and M. We've been looking at having to go do this every couple of years with the om. So it's not a matter that we're going to do away with. Our costs are going up. So yeah, I guess if Jim hasn't come back to us and sort of give us what we're looking at and what some options might be would be beneficial.

(Speaker A) Okay, I agree.

(Speaker C) It's worth it. Warrants review at least just information.

(Speaker A) I can do that. Katie, anything else before we move on?

(Speaker E) No, I don't think so.

(Speaker A) Okay. All right. I'll try to have that by next meeting. It is the holiday, so I don't want to promise I'll have it. And then item 6 is discussion of termination of interlocal agreement with South Village CDD and ratification of engagement letter with Stearns, Weaver, Miller, Weasler, Aldef and Sitterson. So anyway, that's Carl Eldredge's law firm. So if that's easier if you allow that. So we've exchanged emails with Carl. We've provided him information that he asked for. And I don't think Katie's gonna be willing to chime in on this one because she's district counsel at South Village. But so as a reminder. As a reminder, there's an interlocal agreement between Middle Village and South Village. Middle Village pays for the enhanced landscape along this road and turning the corner at the roundabout, I think, all the way. So South Village pays mil reimburses. Middle Village, 36,000 ish a year. South Village chairperson met with your chairperson and said, hey, we don't want to do that anymore. They want to terminate that agreement. So South Village submitted that termination letter to Middle Village. District counsel excused himself for that because it's the same law firm in both districts, so that there's not a conflict there. He did recommend a gentleman named Carl Eldred.

(Speaker B) Eldred.

(Speaker A) And so we've exchanged an email with him. We've entered into an engagement letter with him so we can start working with him. So this board alluded to at the last meeting that Middle Village doesn't want to even take care of those enhanced landscape anymore. You've done that for the last 20 years. So I was able to reach out to Courtney Grimm, the county council lawyer for the county, to see if there was any type of paperwork between the county and Middle Village saying that Middle Village and the county had an agreement that Middle Village would maintain all that enhanced landscaping. She responded with our public works department and engineering department. And no one is aware of any agreement with Middle Village cdd. Apparently, back in the day, the CDD decided to enhance the landscaping and included irrigation and certain areas beyond the county standard maintenance, which it does. So there's. There's no binding document between the county and Middle Village. So she did remind me that if the CDD determines that it no longer wants to enhance that landscaping, the maintenance will revert back to the county standard of right away maintenance. So that's just something for your consideration. At the last meeting, it sounded like. Like the board no longer wanted to provide the enhanced landscaping. So that's. That's where we're at. We. We need to ratify the engagement letter with Carl's office. And we'll do that. But this is the board's opportunity to talk about this. Give. Give Mike and I that guidance. So as we schedule an appointment with Carl so we can make it clear what we want.

(Speaker B) Keep in mind that. That the area we're talking about is not common ground. It is Clay County. So from that standpoint, it is their responsibility to maintain, and they have their standards. And Peacock is much.

(Speaker A) It's. It's both sides and it's the middle, right?

(Speaker B) Yeah. It comes up that we cut currently.

(Speaker D) That, you know, we take care of that, you know, is being referred to as the ink when escaping. And let me explain that real quick because I think, you know, they'll do that a lot. I don't have any agreement for any district in Clay county ever. Until we did this thing for our medians and our trees as part of the changeover for the road. The clock tower they had left off, they made us do an agreement for that. It's the first agreement I've ever heard of. The idea is, you know, CDDs are building, the county gets ownership, you know, we feed them the red and the right of way. But the district is going to say, well, we want to look. We're not going to, you know, deal with their lawnmowers and their public works. It'll come out, you know, maybe two, three, four times a year. That's it. You know, we want to landscape it and get real grass, not just ahead everywhere. You know, we don't want it to look like the side of the highway. We want to add irrigation, we want to add bushes and things like that, which is weird because it's part of the, you know, master plans. While going through everything just to get approval from the county students, like putting trees and certain sizes and certain distance so they have these requirements to make it look better than what you would see on the side of the highway. But they're not going to continue to take care of it. That's. That's one CVD to make it look better if you want it. And everybody says, well, that's what we pay extra money for. We want it to look nice. So that's the enhanced, you know, landscaping. But we don't really any of it. We do have slivers. If you look into like our diesel, it's actually considered common ground. We do have slivers of areas. Most of it are things like the buffer where you see the trees going up to the fence line, not the grass. By the time you get to the grass where the sidewalk is and the space between asphalt, the big 8 foot sidewalks for the golf carts that really aren't supposed to be out there. That's all county right away. We don't have any ownership in there, but that's where we're cutting grass. We've added thousands of dollars of irrigation over the years and that's the extra. But realistically, it's not arch. We just always take care of it. And that does Happen on both sides all the way up, county line, all the way down. So that's the same way going into the neighborhoods. Deerly, we don't own that way. We don't own most of the property on each side. You know, we have easements for our columns and our little light bulbs. That's it. You know, most of that is county regular, but we take care of everything else there. It's not just the main roads.

(Speaker B) Well, the thing about it is when you talk about enhanced landscaping and the entries into the communities, that's paid by the community as far as the plants that are there. Correct.

(Speaker D) It's paid by the district as a wholesale. We go even here.

(Speaker B) So this I expect, and it's just like what the chair from South Village stated is they're going to go ahead and probably continue to go ahead and enhance, either cut or go ahead and put planting in their entrance area. The area where you go in Cambridge after you come on multifamily.

(Speaker D) So. Yeah, so not Deer View.

(Speaker B) No, Came with the Glenn.

(Speaker D) Those guys. Multi family is different. Yeah, they pay for their own.

(Speaker B) But again, we're talking along Oakley Plantation Parkway. The issue is who's going to maintain it. Part of it is maintained by Duval and it's maintained through their county schedule.

(Speaker C) And there's a difference. And you can tell where DU starts and Clay county ends. I'm sorry, there's a difference.

(Speaker D) Well, it's noticeable.

(Speaker B) Then how do we absorb the $36,000?

(Speaker C) Okay, so is there. Is it an all or nothing thing? Either we have the enhancements or we don't, like a level in between.

(Speaker D) Or the only thing that this affects is they're asking not to pay the portion they've always paid up until now, which adds up to about $36,000 every year that they give us to take care of this area. Because they wanted this area to look good, too. They deal directly with their entry, but they wanted all this done. And to ask Middle Village to do all this is what we're going to pay you to do all of that or a portion of that?

(Speaker A) And let me pause right there. And that is why we've entered into an engagement letter with Carl's office. Is. Is South Village allowed to terminate with Middle Village? Is there anything that we're not aware of that keeps us bound together there? So that's why we went with council. Even though South Village wants to. Are they allowed to?

(Speaker D) So then the next step after that was, well, why are we even taking care of the Countess area? Not just why South Village Was in the middle village. But then why is middle village even dealing with the county? And I. I have had discussions with public works and k. We have, you know, different things, different counties. But I mean, even if, you know, they were to help out a bit and say, well, look, we would generally cut four times a year, Six times a year. Okay, well, can you reimburse our contractors cost for four or six of those cuts? We pay for 26 of them. So, you know, can that help offset. It would be something you would spend money on typically, if we weren't there doing it. So we're doing it. If we continue to do it, can that help out? I don't know if they would be open to that.

(Speaker B) The thing that south village expressed to me is I don't think they have a problem with the contributing to it. They have a problem of being the only other one you go down. And that's one of the things, is if we draw a line in the sand, it's liable to go ahead and bring in forest, hammock, all this stuff that's going in. They've got rumors of big apartments going in right down here across the way. We've got all this construction out here in community, out here on the other side of the expressway, all of that. Why is it only two?

(Speaker D) Because we were the only local government.

(Speaker B) How did you go to get that? And one way of looking at it is put it in, go with that, Let everybody see what they're getting.

(Speaker A) So you can't force. Two local government entities can enter into an agreement, but we can't force the school or anybody, Any of those other small communities that Mike says we can't force them into an agreement with this.

(Speaker C) And I know that we're trying to hold separate communities accountable for the interests we talked about the community beside Publix. I know that, you know, we were maintaining that to a degree, and it turns out it wasn't even our property. So I get it. I just.

(Speaker D) I don't know.

(Speaker B) And we worked out things with the church down here. We worked out all this area where we had to go do this, but it was only after we went ahead and got in there. Of course, going in there, we found out we owned the road going in the forest hammock. We could have shut them out, but it's little things that never got finished up. And at the time this agreement was done in 2004, if I'm not mistaken.

(Speaker A) Either 2001 or 2004, the early 2000s.

(Speaker B) Anyway, it was done back then. And there Was nowhere near development here.

(Speaker D) Well.

(Speaker C) And Eagle Landing was like half of what it is now.

(Speaker A) Right.

(Speaker B) And they were wanting to sell more, therefore make it look real good coming into the golf course. So.

(Speaker A) So there's two things going on here. It's the termination from them, and then it's like, what does Middle village really want to do? If middle village doesn't want to maintain any of that, then why not let South Village terminate the agreement? But if middle village does want to maintain all of the enhanced landscaping, what does that look like going forward?

(Speaker D) I know it seems backwards. Based on what Maryland said. I almost let the southwest stuff play out first because then what we're left with is I would take our current contract and we have to break it down detail even more. There's going to be certain areas that we're going to continue to cut, even though we don't have much of the amenities center. But we're going to continue to make sure this looks great here. But now as we go up to the left side of the road by forest hammock, why do we need to cut it? Maybe forest hammock can cut that side. It'll look weird because one side of the road would be knee high grass at one point in summer, I'm sure. Or the other side of the road. If we're cutting because we're working with Jennings or any of those guys and we want to continue that, they look weird. But there's definitely areas we can pull out. Now. We have no ownership whatsoever and they're not connected to us at all. Like the forced hammock as we get closer to Harbor Mill, things like that. So we can kind of break that apart. And then that adjusts our pricing a little bit and adjusts of that. It's going to be a lot more work. But no, if that's our choice that we don't want to do certain areas, that's what we have to do. Because then they have that good guidance too.

(Speaker A) And so maybe that's valid. Maybe, you know, this is a two step process. You know, we continue working with Carl's office of whether or not south village can do that. And then, Jay, if that's something you and Shalon can bring back, just need that guidance what you want.

(Speaker B) And down here by the fire station, that's cut of the county for the firemen. They're doing it. So they cut their own. Yeah. So I mean, it's. It's not about.

(Speaker C) I know continuity is beautiful.

(Speaker A) Right. So.

(Speaker C) And that's why when you move into a When you move into a community like Oak Leaf, that's the draw. Right. Is the continuity of the landscaping.

(Speaker E) And.

(Speaker C) I get though I understand it.

(Speaker D) May be one of those things we decide, like I said, hey, look, we know it's not art, but this is what everybody wants. They move there. Then you have to have it kind of spelled out. We're paying for areas that are not ours to improve the. That's because we want this area to look good. It's within the boundaries. Might not actually be ours, but it's within the boundaries of Oak Leaf. And that's what the homeowners kind of expect. But then we're putting it out there. Or right now, most people actually have no clue what is going on.

(Speaker C) They will if we stop.

(Speaker B) The homeowners might like it, but they.

(Speaker A) Might not like their taxes going up for it.

(Speaker D) That's another explanation. If a lot of that money goes to that, it may be other ways that we don't have things like that. But what are you giving up? Do you want to deal with that grass? That's personally I'm gonna hear in the summer. Yeah, it gets a little long, and we're definitely gonna hear it.

(Speaker A) And Sherry, it's pretty common in the CDD communities. Like, if you go out to Aberdeen in St. John's county, they maintain all that landscaping along that parkway, even though it's not. Yeah, it's not. There's. It's the right way. I can't remember the name of that street. But anyway, they maintain all the counties right away. And if you go towards Rivertown, they're maintaining all that county right away. So this isn't uncommon for a CDD to maintain those areas that belong to the county because they want it to look good and welcoming as you drive into that community.

(Speaker B) Do they have the input. Is it the funds that they're using to go ahead and take that? Does it come from the whole community?

(Speaker A) It does. It's part of their CDD assessments.

(Speaker B) Yeah, but everything there within the cdd. In other words, does that enhanced highway fall within the bounds of that cdd?

(Speaker A) So the batteries do not ownership same way Rivertown? It does.

(Speaker D) I know that some. Some have ownership of the right of way. Most newer ones do.

(Speaker B) I'm not talking necessarily ownership is.

(Speaker A) But within the boundaries. So.

(Speaker D) Yeah, so it's the same way as here. It's. It falls within those boundaries, our boundaries.

(Speaker B) So they have. They have communities that border it and use it, that don't.

(Speaker D) Oh, no, that's different.

(Speaker B) So that's what we're up against is.

(Speaker A) I think river town does.

(Speaker D) Yeah, you got to get the used to do river. So. Yes. I'm not sure on the newer ones, but I know there's many of the older ones. When you go to go across the Julian Dick Creek, they have a lot that are not actually part of the district that border them sit on that road. Now, there have been times they've broken up where they had multiple landscape vendors because they did exactly that. All right, we're only going to take care of this area. This next area down the road is not done by us. We're not going to do that. Somebody else can handle that. And then farther down, it's one long parkway. And that's why they did that. Because of those bordering neighborhoods that not really part of the district seems like it's within. So you ride around, you see all Juliet and Creek signs everywhere. You think it's a big pavement, but it's actually broken up along some of the big roads.

(Speaker A) It's like what you're describing, Mike.

(Speaker D) Yeah, so more like what we're concerned with here because we have those areas of commercial that are not Oakley commercial. Go across one side, it's ours. They actually assess. If you go to the other side, it's not ours. Very right corner will not be ours either. That's a big area where they've torn everything up. You know, next to our problems, things like that. That's the same way going down in this way to a lot of areas that are not ours. So, yeah, ours is broken up a little more. So we could argue it's within the bounds, but it's not. Somebody else really should be jumping.

(Speaker B) All I'm trying to do is that.

(Speaker D) I'm sorry if I can get you off. But Jay, would that include the flower beds? Because those are counting right away. Yeah. So yeah, same thing.

(Speaker E) They don't come out here.

(Speaker D) I can tell you that right now they will. But they're going to do it their way. I mean, we've already had discussions with them on that because they have to follow certain rules too for hurricane cleanup to be able to get females. So they'll let the stuff sit for months and months and months so that they can prove and get. And they have to. Which our residents wouldn't stand. They're gonna yell and scream if there's a pine tree down next to the sidewalk for six months, we're definitely gonna hear it. So most time we take care of it, but we can't get reimbursed from fema where the county can't. So if I leave it to them, they'll get it done and they'll actually get paid for it.

(Speaker C) But it could take months.

(Speaker D) Yeah, we gotta follow their schedule and their rules. So right now they don't, you know, they don't do that at all. We just kept them out and we do everything.

(Speaker C) It's a conundrum, isn't it? So would we be expecting like the flower beds, the stuff at the entrances to the Sub Deer View? That would be. That would fall on the responsibility of the homeowners association or.

(Speaker D) No, if we wanted to do it, we would still do it.

(Speaker B) But it could be oh my owns just like it is up here along the multifamily.

(Speaker A) I think it's our property.

(Speaker D) Yeah, because it's not. They don't own it. The difference with the multifamily is they actually own that media and that flower cat. They don't own that.

(Speaker A) So the corners that we own, we. Whatever we decide to do, if we own it, we need to maintain it.

(Speaker D) Well, whether we own it or say county right away.

(Speaker B) Well, that's what. When we say. When we own it. We don't own this out here. We own the.

(Speaker D) So we have. We have an easement for the flower beds on the right. Right. Left side. When you go out, we don't have. So when you're looking straight across, you'll see this big flower.

(Speaker B) Right.

(Speaker D) That's just complete the county right away, we just made this huge flower bed, planted trees. So we don't have that. That falls on the counting. We could put irrigation in there. And if you wanted to stay looking nice and match your other two on the side, the ones in the median. We don't own those because. Because the median is completed.

(Speaker B) Okay, but that would be just like what was being planned for South Village. Right? They're going to.

(Speaker D) Yeah, just the two.

(Speaker B) They're going to limit what they're going to go work with as being that you go down the preserve in Cambridge and all the areas there, their strip that goes out there, they actually are. They own yet same way with Chestnut Rich.

(Speaker D) So it's a. Yeah, well. Well, no. So Chestnut Ridge doesn't. And it got left out originally. That was the one I'm talking about.

(Speaker A) But that's on their water source.

(Speaker D) It's on their water source. But it.

(Speaker E) It.

(Speaker D) That was one originally, before the first.

(Speaker B) That was.

(Speaker D) Yeah, they actually own that R. That's part of change over that now. Yeah, that's part of change. But they can't just take ownership so they'll never have ownership. County, right, Right. That's what I said. We can't. I won't be able to give the flower cast aid on Deer View to the HOA because it's county right away. We can't move. We don't have the right to do that. So it's. It's going to be.

(Speaker B) No, but could it not be worked out in a. In a local agreement?

(Speaker D) Not with an hoa. We don't have the ability to.

(Speaker B) Not us with an hoa, the HOA with County we don't own.

(Speaker D) I don't know if you're familiar with anything like that. In places I don't know. We have a way of.

(Speaker A) But Jay, what if to help the board, what if we brought back a map showing them what. What is Middle Villages and what we should be maintaining? Maybe color coded somehow, like what it would look like.

(Speaker D) Yeah, I can just pull it right off the, you know, the property appraisers map.

(Speaker A) Because it'd be choppy, right?

(Speaker D) Yeah. I mean, we have our map already, though. You know, they use. It's going to cut that pretty much in half. You'll see all these, you know, green and yellow highlights where we have cutting and grass and things like that. Much of those are going to disappear if we say we're. We're not going to do anything we don't own. So like I said, all the medians, all the cast, anything that's surrounded completely by asphalt is not ours. But we maintain and we install irrigation. But that's where it's completely kind of right away.

(Speaker B) Well, the, the thing that I'm looking at or trying to resolve is the issues like the road down here that was overlooked and shouldn't be ours and really belongs to somebody else. The issue that came up we had with Chestnut Bridge, the irrigation, all that. And then we find out the water is outside, inside their gate. Okay, so that is their water. But we're paying.

(Speaker D) No, we don't pay.

(Speaker B) We don't pay. Okay, well, we're paying.

(Speaker D) And that's where some of the problems for years.

(Speaker B) But that's the kind of things to try and clean up is we don't go back and look at all these things. Clay county comes in and puts enhanced landscaping right at the county line. Their little bed, is that their bed or. No, it's our bed.

(Speaker D) We've done that.

(Speaker B) Huh?

(Speaker D) That's our bed. The only thing they did is they added a nice big sign. Yeah, but we've always done the beds there. But that's the same thing. So that's.

(Speaker C) Right away.

(Speaker D) We don't own that bed, again, I.

(Speaker B) Was going to say.

(Speaker D) Which is funny because they came to us for permission to dig it up. All right, Explain something. That's yours. You can do what you want there.

(Speaker B) But that's Quay County. And does it fall inside of Middle Village boundaries?

(Speaker D) So we started the weird road that just goes into the trees. That's where we start. And then on the other side, here's an Arbor Mill.

(Speaker B) Right.

(Speaker D) Right there. We start now. We've given Arbor Mill a long time ago. They get that corner. We're not doing that anymore, right?

(Speaker E) Yes, we.

(Speaker D) They would kind of fight back and forth because you got this weird triangle. And then the other side is completely nerves. And then we would plant something and it wouldn't match there.

(Speaker E) So I was always the landscapers and.

(Speaker D) I worked together on our flower selection. So, yeah, so that's three whole beds. You have a big one by the sign. You have this little tiny cap in the middle of the road. And then you have the one over there by our middle. But realistically, we don't own the land there. We've always taken care of the flowers. We have irrigation and things like that. That's on their map contract right now to do work. But we don't know.

(Speaker A) Well, it is very confusing.

(Speaker C) That's the understatement.

(Speaker B) Not only confusing is there's no trail, you know, and where we're trying to pinch pennies in and keep increases down and so forth. It's essential that we are going ahead and paying for things that we should be paying for and getting people who should be paying, taking over the things that we shouldn't be doing.

(Speaker A) Can that make sense? I think we could put something together that shows what we're currently doing, maybe in one color and then what we should be doing in another color, whatever that looks like J and Shalon, and bring it back to you.

(Speaker C) If I could see something that says this is what we currently take care of. This part of it is the enhanced landscape and will go away if we decide that, you know, we don't need to cut costs somewhere and make up the difference from.

(Speaker B) And I guess what village, I can.

(Speaker D) Kind of pull that from our map so it's a little more detailed. We already have enough there for things like cutting and plantings. Irrigation is going to be a lot tougher because irrigation runs through whether we use it or not. It's going to run through certain areas. I can't irrigate our areas without running through the Right of way areas and keeping pipes there. So it's not like we cut stuff out. It's going to stay there so that maybe we have repairs on those properties, things like that. That's just going to be the way that is. So the irrigation map would be tougher. But as far as where we cut and maintain on a regular basis, that's easy to take what's already contracted, cut out those areas and show you that we cut this grass every week during the summer and twice a month during the off season. Kind of pull all of those areas out.

(Speaker B) Yeah. Because I've got a feeling we've got as much confusion when you start going down the other way towards the schools.

(Speaker D) Oh, yeah, it's the same way. We don't know much over there at all.

(Speaker B) But how much work are we doing over there?

(Speaker D) We do it the whole road the same way. And that's actually one that we started on a long time ago is working with the apartments and even bright roads because we've had issues like trees. The trees would be completely on their property, not ours. And they wouldn't want us to cut down, you know, dead blackjacks or something like that. But they're not ours. Thousands of dollars. Remove a tree, it's actually sitting in your property.

(Speaker C) Over in that area, where does double branches obligations start as far as the.

(Speaker D) Other side of the ramp on 23.

(Speaker A) So there's no real confusion with baseball fields.

(Speaker E) It's.

(Speaker D) So it's a lot less. Yeah. Just past the high school.

(Speaker C) And.

(Speaker D) Theirs is a little easier. They do have a lot more ownership on the side of the road than you guys do. But they still have the same deal. I mean, there's a kind of railway between the sidewalk and the road that's not actually theirs. We cut that, so we're going to irrigate it. And then it's also where we constantly put new bushes and plants and, you know, replace things. But that's not their property. But that's definitely one where you have grass over here on this side and bigger stretches of grass than what you guys see here. We're going to cut that because that's hers. Well, from the sidewalk to the road, though, it's not first. It wouldn't make sense to leave that growing long. Yeah. And wait for the county to come out. So. So theirs is a little different, but it's still the same problem. They have a lot of areas that's not theirs and county doesn't, you know, help them with it. They expect you guys want this done. You're gonna do. That's your enhanced landscape. That's the idea of, you know, what you guys build here and what you want.

(Speaker B) Well, I think it would be a good idea if we could get something to show what it is we're doing now and who owns what and just so that we can at least have answers in case people ask question. So I know I've found a lot of new information. When we get the engineers report with all the photos, all of the areas there that I wasn't aware that we had with some of the lakes and the outflow areas and so forth, we can do that.

(Speaker A) So again, this topic has two phases to it, so Jay's gonna bring that one back. But the other side of it is the engagement letter with Carl's office. So we're gonna continue with that and see if we're willing to accept the termination letter from South Village. So that I do need a motion on to ratify the engagement letter.

(Speaker D) Motion to.

(Speaker A) Ratify the engagement letter. Okay. All right, got you. Sherry, is there a second? I'll second any discussion. All in favor say aye.

(Speaker B) Aye.

(Speaker A) Motion passes. All right, Katie, you're back with us.

(Speaker D) Yeah.

(Speaker A) So item seven is staff reports, and it's district council. Do you have anything for us, Katie?

(Speaker E) No, I don't have anything like, mention anything, but if you have any questions, I'm happy to try to answer them or take them back to Mike.

(Speaker A) Okay, thank you. And then district engineer, I know Jay is still working with Alex on making the correction to the engineers report. They've traded emails, so that's not completed yet, but at least Alex is aware of that. Jay, anything to add to that?

(Speaker D) Yeah, they actually sent me some I haven't finished reviewing. But that was the start of all of the bullet points that I had had that big list of 20 some pages of things that had to come out that are. So I haven't finished reviewing it yet, but that's as long as that meets all of those bullet points, then that's what we kind of accepted. You know, he put on the pile that's just the first start of the report. And I've already got it set up with him to do things like, you know, report on a monthly or quarterly basis for sections of, say, sidewalk. And then what they'll do is they'll update that report. But the acceptance of the first one, I just wanted all those pages of, like, the multifamily unit areas, the roadways that are right away that are not owned by the district. Those things should fall under our Report.

(Speaker A) So whenever that's updated, we'll get that to you. And then District Manager, I'm happy to report all five current supervisors either don't have to do the ethics training. Jerry, you're not required to do it this year, but next year you are. But the other four supervisors have completed the ethics training, so we're good to go there. You shouldn't get another email from me, but January 1st, it starts all over again. Same thing. If you want to email me and let me know that you've completed it in the year of 2025, at least there's public record that you said you completed it. But you will report it on your form one in July when you do that. And then Jay's report starts on page 91.

(Speaker D) All right, we have. We're in that season. We're back. Quite a few community events for our last movie on Green last month. And then we also have our virtual Turkey Trot. Now, this one's gotten kind of small. We only had about 10 families involved. You know, one thing that happens is I think they get bored doing the same thing. We've been doing this one now for a few years, and it's free. They, you know, they can sign up, they can take their time. It goes for about two weeks where they kind of hunt down these turkeys that are hidden throughout the neighborhood and take pictures and send them to us. And it's fun because they close things and send everything to us. But, yeah, there's no, you know, registration and sign up. So it's a little bit like that. After a while, I think things start to fall off and might be time to inject something new in there for the turf to try. We have our cocoa with Andy Claus. The tennis program last year kind of took over our Christmas event and did a great job. They brought in a lot of their volunteers, and then also a lot of our families, which helped kind of build everything up here. And it was nice because I didn't have to worry about Santa Claus. So they did a real good job. So they wanted to do it again this year. This is next Thursday, this room. And then just to remind everybody, we'll send out an email. Reminders of things like the Mandy Clubs, but also you have the resident run Christmas parade. Then they want to use our parking lot to stage everything. And then it will cause a little commotion going up from here to the high school. And that is next. So Friday. Friday the 14th. Yeah. And then our next big event will be Polar Plunge. Usually I set out in February when Our water is as cold as possible. So some days we have some nice 80 degree polar plunges. But that's the coldest time I can pick out of the year. So usually the first or second week of February. All right. And then just to update everybody with swim team, everything's out, back to normal. Swim team has kind of stopped. It is a little too cold for them. I mentioned last month that, you know, they even asked about bumping the heaters up, you know, but that's not something we want to do. We didn't discuss that in the past. We keep the heaters. Actually the heaters I have set to 75. Let's keep them right at 76. When I go out to the water, I get a picture of the thermostat every day. They're doing great. So day after our last meeting, everything up and running. It's been heated since then and they're doing good. These heaters are working well to where even during that cold snap they have run a pool of 24 hours yet. So they're, they're working the way we want and keeping that pool at 76. We've had two deliveries right about 4,000 in Gatch right now. So they kind of fell off, asked to take off, which I told them was perfect because we were planted for December and then we will close down in January and February like we have in the past. Full of coverage and just stays heated mildly so that we can pull it back in March, kind of open up for all the adults. So in March they may actually come back and do their year round swim program. So they had two months of registration. I kind of worked everything out for them. But then in March they'll have a list of rules for helping with pulling covers on and off practices, things like that. That way we can beat that last and not lose a lot of energy. So I'm hoping to keep our gas costs pretty low this year with those no leaders been working well. And then moving on. I'm still waiting for at least two more quotes. I reached out to quite a few companies. Space Coast Fire, one of our old contractors sent us and WWE to get a another quote for our fire sprinkler system that has to be redone. A lot of our heads and a lot of our piping. This was a big eighteen thousand dollar emergency quote that I do need to have on file because I guess it's a firewall. So this was something that was noted in one of our last inspections. It was just, you know, this is a 20 year old system so it is time to replace a lot of these things. So. But I didn't want to be stuck with that, that one quote. So since it wasn't something we had to have right now to reach out, I just haven't had any luck and actually getting people out here to give me a written quote yet. We are in a busy season, but I would like to have at least one, if not two more rather than just the one we have at hand. Especially at that rate, I don't want to just jump in and spend that much money. So as soon as I get those, I'll share with you. That is something I'm able to move forward with because it's the planner system. And then also, just a quick update. You guys seen all the painting going on? They've been working this last month. They have until the second week of January under our contract to get all this done. I've talked to them with the weather here, and there has been some cold days. It'll slow them down, but they're doing pretty good working their way up the building. But then we also have some roof work going on. So there's separate contractors that are coming in. The roofers will come in and some caulking and sealing we mentioned, along the chimney areas. And they're going to be out there painting. And they're also going to do some of the work for siding and flashing for me, some of the stuff that is rotted on the dormers that were not part of the shingle work. So we did the roof work. The roofers last year, they didn't touch the metal roof or anything. They just did all the shingle work. So there's some stuff that needs to be replaced. These guys are to take care of that job for me. So we have kind of three projects going on here with painting the whole building, the roof, ceiling and then wood replacement with that tip. And hopefully we'll have it all done by the end. And the last thing would be updating you guys on that column. With Deer View, the county did like the idea of working with us and working with paper, everything. So now it's just ease of which direction. They will know whether we take care of everything. And we contract with the foundation repair company. The reason we couldn't do it before was the indemnification portion. We're not accepting any liability for something that's not even on property. It's kind of the right way. And county had mentioned they could work with other lawyers and our lawyers to just do a whole harm list. And Allow us to do work, we pay. Recap. If that doesn't work out, then some way that we're paying them and they contract directly with that foundational repair company. But either way, you know, they were good with working with us, so they wouldn't be that repaired. We're paying for it whether we pay the county or we pay the vendor, and they give us some kind of backup so that we were protected. So now I'm just trying to finish that up and figure out which direction on the legal side we work out. And then unless there's any questions on some of these maintenance items, that's it for my report.

(Speaker A) So for the pillar, what's do we.

(Speaker C) Have a timeline on?

(Speaker D) Yeah, I just haven't given them all the paperwork. Let them look at it and figure out how they want to go the public works department, and then hopefully they'll respond to me in the next couple weeks of what the easiest way is whether it's we pay them or they just give us some legal paperwork from Courtney to, you know, Mike's office and say, you know, you guys can handle this portion and we'll have a whole harmless so that you're not left holding bags on. That happens on the right way.

(Speaker A) Thanks, Jay. Anything else for Jay? All right, item eight is audience comment comments and supervisors requests. There's still no members of the public present, so we'll move on to the supervisor's request. We'll start with Mike, Julie, Jerry, welcome. All right, item nine is our next meeting is scheduled for January 13, 2025, here at the same location at 2:00pm and unless there's anything else, I just look for a motion to adjourn.

(Speaker B) Motion to adjourn.

(Speaker C) Second.

(Speaker A) All in favor say aye. Motion passes. Thank you, Katie. Thanks for calling in.

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