

The Villages®
Community Development Districts
District 13

Seat 1 - Karen Crews, Chairman
Seat 2 - Brad Weber, Vice Chairman
Seat 3 - Danny Graham
Seat 4 - Bobby Gulati
Seat 5 - Mike Hoopfer

Monthly Board Meetings are held at:
District Office Board Room
984 Old Mill Run
The Villages, Florida 32162

AGENDA

March 7, 2019
1:30 PM

Notice to Public: Audience Comments on all issues will be received by the Board.

1. Call to Order
 - A. Roll Call
 - B. Pledge of Allegiance
 - C. Observation of Moment of Silence
 - D. Welcome Meeting Attendees
 - E. Audience Comments

NEW BUSINESS:

2. Approval of the Minutes
Approval of the Minutes from the Meeting held on November 8, 2018.
3. Approval of FY 19-20 Budget Calendar
Request Board approval of dates for the Proposed Budget at the June 13, 2019 regular meeting and a Public Hearing to adopt the Final Budget at the September 12, 2019 regular meeting.
4. Operating Policies and Procedures
To be provided.
5. Approval of the Amended and Restated Interim Developer Funding Agreement
Approval of the Amended and Restated Interim Developer Funding and Acquisition Agreement with The Villages Land Company, LLC.
6. Approval of Community Aesthetic Agreement
Approval of Community Aesthetic Agreement with Florida Department of Transportation - To be provided.
7. Approval of Addendum to Community Aesthetic Feature Agreement
Approval of Addendum to Community Aesthetic Feature Agreement with the Florida Department of Transportation

REPORTS AND INPUT:

8. District Manager Reports
 - A. Updated Resident Academy Flyer
9. District Counsel Reports
10. Supervisor Comments
11. Adjourn

HOSPITALITY * STEWARDSHIP * CREATIVITY * HARD WORK

NOTICE

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Audio recordings of Board meetings, workshops or public hearings are available for purchase per Florida Statute 119.07 through the District Clerk for \$1.00 per CD requested. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meeting.

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: Jennifer McQueary, District Clerk
DATE: 3/7/2019
SUBJECT: **Approval of the Minutes**

ISSUE: Approval of the Minutes from the Meeting held on November 8, 2018.

ANALYSIS/INFORMATION: Staff requests approval of the Minutes from the Meeting held on November 8, 2018.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes from the Meeting held on November 8, 2018.

MOTION: Motion to approve the Minutes from the Meeting held on November 8, 2018.

ATTACHMENTS:

Description	Type
11-8-18 Minutes	Cover Memo

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 13**

A meeting of the Board of Supervisors of the Village Community Development District No. 13 was held on Thursday, November 8, 2018 at time 1:30 p.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present and constituting a quorum:

Karen Crews	Chairman
Brad Weber	Vice Chairman
Danny Graham	Supervisor
Bobby Gulati	Supervisor

Staff Present:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Valerie Fuchs	District Counsel
Brittany Wilson	Director, Technology and Board Services
Jennifer McQueary	District Clerk
Candice Lovett	Deputy District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Crews called the meeting to order at 1:30 p.m. and stated for the record that four (4) Supervisors were present representing a quorum. Mike Hoopfer was absent.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Observation of Moment of Silence

Chairman Crews led the Board and audience members in attendance in a moment of silence to observe those who have served our Country and community.

D. Welcome Meeting Attendees

The Board welcomed all those in attendance.

E. Audience Comments

No audience comments were received.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Brad Weber, seconded by Danny Graham, with all in favor, the Board approved the Minutes from the Meeting held on September 13, 2018.
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THIRD ORDER OF BUSINESS: Adoption of Resolution 19-01 to establish Citizen First Bank Account

Kenny Blocker, Assistant District Manager, advised that Staff is requesting that the Board adopt Resolution 19-01 establishing a bank account with Citizens First Bank.

Vice Chairman Weber advised that he has consulted with District Counsel, and stated for the record, that because of his employment with Citizens First Bank, he is declaring a conflict of interest on this item and will abstain from this vote.

On MOTION by Danny Graham, seconded by Bobby Gulati, with three (3) Supervisors voting “Aye” and Brad Weber abstaining, the Board adopted Resolution 19-01 establishing a bank account with Citizens First Bank.

FOURTH ORDER OF BUSINESS: Adoption of Resolution 19-02 to appropriate funds for costs incurred.

Barbara Kays, Budget Director, advised that Staff is requesting the Board adopt Resolution 19-02 appropriating funds in the Fiscal Year 2017/2018 Final Budget for costs incurred subsequent to the District’s establishment. The Fiscal Year 2017/2018 Budget has been prepared based on the action amounts using updated numbers as of October 31, 2018.

On MOTION by Brad Weber, seconded by Danny Graham, with all in favor, the Board adopted Resolution 19-02 appropriating \$10,000 for Fiscal Year 2017/2018 expenditures.

FIFTH ORDER OF BUSINESS: Staff Reports

A. Status Update: Phase I Development

Mr. Blocker advised that Staff anticipates that the timing for the bond issuance for development of Phase I of the District will beginning in the early part of 2019.

Mr. Baier advised that the District will hold an Advanced Wastewater Workshop, which is a follow-up to the Stormwater Workshops held earlier this year, on January 14, 2019 at the Rohan Regional Recreation Center and January 17, 2019 at the Savannah Regional Recreation Center. Free tickets for the event can be obtained through The Villages Box Office.

Mr. Baier advised that Government Day was held on Saturday, November 3, 2018 and Staff is in the process of completing a review of the exit surveys received and will utilize that information to improve future year's events.

Mr. Baier advised that as a result of efforts of the elected officials and Staff, the District has seen an increase in the number of individuals who have registered for e-notification and provided the Board with an informational handout.

ELEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports

TWELFTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments.

THIRTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 1:41 p.m.

On MOTION by Brad Weber, seconded by Danny Graham, with all in favor, the Board adjourned the meeting.

Richard J. Baier
Secretary

Karen Crews
Chairman

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors

FROM: Barbara E. Kays, Budget Director

DATE: 2/7/2019

SUBJECT: **Approval of FY 19-20 Budget Calendar**

ISSUE:

Request Board approval of dates for the Proposed Budget at the June 13, 2019 regular meeting and a Public Hearing to adopt the Final Budget at the September 12, 2019 regular meeting.

ANALYSIS/INFORMATION:

It's Budget Kick-off time! Attached is the District's tentative Fiscal Year 2019-20 Budget Calendar. The District 13 budget schedule is explained below and highlighted on the attached calendar.

A budget review will be provided during the May 9, 2019 regular meeting and the approval of the Proposed Budget will take place during your June 13, 2019 regular meeting in the District Large Conference Room.

The Public Hearing to adopt the Final Budget is scheduled at your regular meeting on September 12, 2019 at the District Large Conference Room.

STAFF RECOMMENDATION:

Staff recommends Board approval of dates for the Proposed Budget at the June 13, 2019 regular meeting and a Public Hearing to adopt the Final Budget at the September 12, 2019 regular meeting.

MOTION:

Move to approve the Fiscal Year 2019-20 Budget Calendar as presented.

ATTACHMENTS:

Description	Type
□ FY 19-20 Budget Calendar	Cover Memo

FY2019-20 TENTATIVE BUDGET CALENDAR

Mar 11	(Mon)	Regular Meeting - Preliminary Budget Workshop following meeting PWAC 8:30 am District - Large Conference Room
Mar 20	(Wed)	Joint Workshop - Amenity Deferral Discussion AAC/PWAC 9:00 am Savannah Center, Ashley Wilkes Room
Mar 25	(Mon)	Departments Submit Requested Budget Packet
Apr 8	(Mon)	Regular Meeting - Budget Update PWAC 8:30 am District - Large Conference Room
Apr 10	(Wed)	Regular Meeting - Budget Update AAC 9:00 am Savannah Center, Ashley Wilkes Room
No later than	May 1st	Submit Safety Recommended budget to Sumter County Administrator
May 6	(Mon)	Regular Meeting - Budget Review PWAC 8:30 am District - Large Conference Room
May 8	(Wed)	Regular Meeting - Budget Review AAC 9:00 am Savannah Center, Ashley Wilkes Room
May 9	(Thu)	Regular Meeting - Budget Review District 7 8:00 am District - Large Conference Room District 12 9:30 am District - Large Conference Room District 11 11:00 am District - Large Conference Room District 13 1:30 pm District - Large Conference Room
May 13	(Mon)	Budget Workshop District 5 8:00 am District - Large Conference Room District 6 9:30 am District - Large Conference Room District 8 11:00 am District - Large Conference Room District 9 1:30 pm District - Large Conference Room District 10 3:00 pm District - Large Conference Room
May 20	(Mon)	Budget Workshop District 1 8:00 am District - Large Conference Room District 2 9:30 am District - Large Conference Room District 3 11:00 am District - Large Conference Room District 4 1:30 pm District - Large Conference Room
Jun 3	(Mon)	Regular Meeting - Provide Recommendation PWAC 8:30 am District - Large Conference Room
Jun 6	(Thu)	Regular Meeting - Approve Proposed Budget SLCDD 10:00 am District - Large Conference Room BCDD 11:00 am District - Large Conference Room District 9 1:30 pm District - Large Conference Room District 10 3:00 pm District - Large Conference Room

Jun 7	(Fri)	Regular Meeting - Approve Proposed Budget
		District 5 8:00 am District - Large Conference Room
		District 6 9:30 am District - Large Conference Room
		District 8 11:30 am District - Large Conference Room
Jun 10	(Mon)	Regular Meeting - Review Recommend Budget
		NSCUDD 9:00 am District - Large Conference Room
Jun 12	(Wed)	Regular Meeting - Recommend Approval of Proposed Budget
		AAC 9:00 am Savannah Center, Ashley Wilkes Room
Jun 12	(Wed)	Regular Meeting - Approve Proposed Budget
		VCCDD 3:30 pm District - Large Conference Room
Jun 13	(Thu)	Regular Meeting - Approve Proposed Budget
		District 7 8:00 am District - Large Conference Room
		District 12 9:30 am District - Large Conference Room
		District 11 11:00 am District - Large Conference Room
		District 13 1:30 pm District - Large Conference Room
Jun 14	(Fri)	Regular Meeting - Approve Proposed Budget
		District 1 8:00 am District - Large Conference Room
		District 2 9:30 am District - Large Conference Room
		District 3 11:00 am District - Large Conference Room
		District 4 1:30 pm Savannah Center, Ashley Wilkes Room
Jul 9	(Tue)	Regular Meeting - Approve Proposed Budget
		NSCUDD 9:00 am District - Large Conference Room
No later than	July 15th	Submit Approved NSCUDD Proposed Budget to the Sumter County Administrator (SC Ordinance 2010-10)
Sep 3	(Tue)	Regular Meeting - Approve Final Budget Recommendation
		PWAC 8:30 am District - Large Conference Room
Sep 5	(Thu)	Regular Meeting - Public Hearing to Adopt Final Budget
		SLCDD 10:00 am District - Large Conference Room
		BCDD 11:00 am District - Large Conference Room
		District 9 1:30 pm District - Large Conference Room
		District 10 3:00 pm District - Large Conference Room
Sep 6	(Fri)	Regular Meeting - Public Hearing to Adopt Final Budget
		District 5 8:00 am District - Large Conference Room
		District 6 9:30 am District - Large Conference Room
		District 8 11:30 am District - Large Conference Room
Sep 11	(Wed)	Regular Meeting - Approve Final Budget Recommendation
		AAC 9:00 am Savannah Center, Ashley Wilkes Room
Sep 11	(Wed)	Regular Meeting - Public Hearing to Adopt Final Budget
		VCCDD 3:30 pm District - Large Conference Room

Sep 12 (Thu) Regular Meeting - Public Hearing to Adopt Final Budget

District 7 8:00 am District - Large Conference Room

District 12 9:30 am District - Large Conference Room

District 11 11:00 am District - Large Conference Room

District 13 1:30 pm District - Large Conference Room

Sep 13 (Fri) Regular Meeting - Public Hearing to Adopt Final Budget

District 1 8:00 am District - Large Conference Room

District 2 9:30 am District - Large Conference Room

District 3 11:00 am District - Large Conference Room

District 4 1:30 pm Savannah Center, Ashley Wilkes Room

No later

than

Sep 15th

Sumter County Board of Commissioners -

Adopt NSCUDD Final Budget (SC Ordinance 2010-10)

District - Large Conference Room is located at 984 Old Mill Run (Lake Sumter Landing).

Savannah Recreation Center is located at 1545 Buena Vista Boulevard.

As of 1/28/2019

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: Richard J. Baier, District Manager
DATE: 3/7/2019
SUBJECT: **Operating Policies and Procedures**

ISSUE: To be provided.

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors

FROM: Richard J. Baier, District Manager

DATE: 3/7/2019

SUBJECT: **Approval of the Amended and Restated Interim Developer Funding Agreement**

ISSUE: Approval of the Amended and Restated Interim Developer Funding and Acquisition Agreement with The Villages Land Company, LLC.

ANALYSIS/INFORMATION: Overview to be provided by Staff/District Counsel.

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: Richard J. Baier, District Manager
DATE: 3/7/2019
SUBJECT: **Approval of Community Aesthetic Agreement**

ISSUE: Approval of Community Aesthetic Agreement with Florida Department of Transportation - To be provided.

ANALYSIS/INFORMATION: Staff/District Counsel to provide overview.

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: Richard J. Baier, District Manager
DATE: 3/7/2019
SUBJECT: **Approval of Addendum to Community Aesthetic Feature Agreement**

ISSUE: Approval of Addendum to Community Aesthetic Feature Agreement with the Florida Department of Transportation

ANALYSIS/INFORMATION: To be provided by Staff/District Counsel

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 13

AGENDA REQUEST

TO: Village Community Development District No. 13 Supervisors
FROM: District Staff
DATE: 3/6/2019
SUBJECT: Updated Resident Academy Flyer

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ Resident Academy Flyer	Cover Memo



Resident ACADEMY

You are invited!

JOIN US AT AN UPCOMING RESIDENT ACADEMY.

AN INTERACTIVE PROGRAM TO LEARN ABOUT YOUR LOCAL GOVERNMENT.

- Help alleviate the confusion, questions and misinformation that exists regarding the responsibilities and functions of The Villages® Community Development Districts.
- Learn all about the history and benefits of special districts.
- Have the opportunity to tour the North Sumter Utility Plant.
- Obtain information on the following District departments – The Villages Fire Rescue, Property Management, Customer Service, Community Standards, Community Watch, Recreation & Parks, Executive Golf, Budget, Utilities, Finance and MORE!

UPDATED FORMAT • UPDATED INFORMATION • NO WAITING LIST

CHOOSE FROM 3 CONVENIENT DATES IN 2019 TO FIT YOUR ACTIVE LIFESTYLE

Registration begins Thursday, February 28th.

APRIL 29 • 12:30P.M. - 5:30P.M. • ROHAN RECREATION CENTER

JULY 29 • 12:30P.M. - 5:30P.M. • ROHAN RECREATION CENTER

NOVEMBER 13 • 8A.M. - 1P.M. • SAVANNAH CENTER

www.DistrictGov.org

CLICK ON **www.DistrictGov.org** FOR MORE!

Resident ACADEMY


EASY REGISTRATION

- Register online at www.DistrictGov.org by clicking on the 'Resident Academy' link.
- Register in person at the District Customer Service Center or at any Regional Recreation Center.
- For assistance, contact the District Customer Service Center at (352) 753-4508.


To keep up with what's happening, make sure you are signed up to receive e-Notifications! By signing up for these email notifications, we will notify you of future opportunities and other helpful community information.
Need help signing up? Contact us at (352) 753-4508 for assistance.

Follow these 4 simple steps to sign up for e-Notifications


Follow these 4 simple steps to sign up for e-Notifications




1



2




3




4

On the main page of www.DistrictGov.org click on 'Sign up for e-Notifications'



Choose the specific notifications you would like to receive and click 'Sign Up'



Enter your information

e-Notifications Sign Up

*Notifications allow your District Government to send important information to the email address you provide. If you would like us to contact you on any of the subjects below, please enter the requested information in each field and check the box next to each newsletter or notification to which you would like to subscribe. If you do not desire a specific newsletter or notification, please click the box next to the type of the check box. It ensures you receive the notification you requested, please add no-notify@districtgov.org to your email contact list. If you have any questions, please contact the District Customer Service Center at (312) 733-4030.

First Name


Last Name

Home Phone

E-Mail Address

Repeat E-Mail Address

Check your email and confirm



For additional information or to request an accommodation, please contact the District Customer Service Center at (352) 753-4508.

The Villages®
Community Development Districts

www.DistrictGov.org