

District 2

Monthly Board Meetings are held at:

District Office Board Room 984 Old Mill Run The Villages, FL 32162 The Villages, Florida 32162

Seat 1 - Bryan Lifsey, Chairman Seat 2 - James Cipollone, Supervisor Seat 3 - Candy Ginns, Supervisor

Seat 4 - Bill Schikora, Vice Chairman

Seat 5 - Bart Zoellner, Supervisor

AGENDA

April 12, 2019 9:30 AM

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

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

CONSENT AGENDA:

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion is required unless desired by a Board Supervisor or a Member of the Public.

- 2. Approval of the Minutes
 - Approval of the Minutes for the Meeting held on March 8, 2019
- Renewal Two (Final) for Painting Services with Lester Painting, Inc. 3.

Review and approval of Renewal Two (Final) to ITB #15B-024 Agreement between Village Community Development District #2 and Lester Painting, Inc. for Villa Wall and Sign Wall Painting Services.

NEW BUSINESS:

Review of Board Operating Policies and Procedures

OLD BUSINESS:

5. Old Business Status Update Old Business Status Update - March 11, 2019

PUBLIC HEARINGS:

- 6. Appeal of ARC Application #77648, Barbara Schusler, 1201 Augustine Drive, Unit 22, Lot 84
 - **Support documentation can be obtained from the District Clerk's Office**
 - Open Public Hearing A.
 - Staff Presentation of the Facts

- C. Owner/Interested Party Presentation
- D. Close Public Hearing
- E. Board Discussion/Determination

INFORMATIONAL ITEMS ONLY:

7. Financial Statements

Budget to Actual Statements as of February 28, 2019.

8. DPM Monthly Report

REPORTS AND INPUT:

- 9. District Manager Reports
 - A. AAC After Agenda
 - B. Multi-Modal Path Wayfinding Signage
- 10. District Counsel Reports
- 11. Supervisor Comments
 - A. Chairman Lifsey: Position Paper Amenity Fees
 - B. Vice Chairman Schikora: Q&A Update
- 12. 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.



TO: Board of Supervisors

Village Community Development District 2

FROM: Jennifer McQueary, District Clerk

DATE: 4/12/2019

SUBJECT: Approval of the Minutes

ISSUE:Approval of the Minutes for the Meeting held on March 8, 2019

ANALYSIS/INFORMATION: Staff requests approval of the Minutes for the Meeting held on March 8, 2019.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes for the Meeting held on March 8, 2019.

MOTION: Motion to approve the Minutes for the Meeting held on March 8, 2019.

ATTACHMENTS:

Description Type

a 3-8-19 Minutes Cover Memo

MINUTES OF MEETING VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 2

A Meeting of the Board of Supervisors of Village Community Development District No. 2 was held on Friday, March 8, 2019 at 9:30 a.m. at the District Office Board Room, 984 Old Mill Run, The Villages, Florida, 32162.

Board members present and constituting a quorum:

Bryan Lifsey Chairman
Bill Schikora Vice Chairman
Bart Zoellner Supervisor
Jim Cipollone Supervisor
Candy Ginns Supervisor

Staff Present:

Richard Baier District Manager

Kenny Blocker Assistant District Manager

Valerie Fuchs District Counsel

Sam Wartinbee District Property Management Director

Barbara Kays Budget Director Anne Hochsprung Finance Director

Brittany Wilson Director, Technology and Board Services

Carrie Duckett Director, Resident Services and Communication

Candice Harris Deputy District Clerk
Julie Kulas Administrative Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Lifsey called the meeting to order at 9:32 a.m. and stated for the record that all Supervisors were present representing a quorum.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Observation of a Moment of Silence

VCDD 2 – Meeting Minutes March 8, 2019 Page 2

The Board observed a moment of silence for those who have served their Country and community.

D. Welcome Meeting Attendees

The Board welcomed all those in attendance at the Village Community Development District (VCDD) No. 2 Board Meeting.

E. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Bart Zoellner, seconded by Bill Schikora, with all in favor, the Board approved the Minutes from the Meeting held on February 8, 2019.

THIRD ORDER OF BUSINESS: Discussion Item: Operating Policies and Procedures

Richard Baier, District Manager, advised that Staff has completed the process of updating the District's Operating Policies and Procedures and has proposed updates for the Board's consideration and Staff will complete a review of the policies and procedures, and if the Board members have changes, concerns, questions, or comments about the existing procedures or those that may have been proposed, those will be addressed at this time.

Brittany Wilson, Director of Technology and Board Support Services, advised that at the February meeting the Board was provided with a copy of the Draft Operating Policies and Procedures for review.

Chairman Lifsey provided the Board with a copy of a document that was submitted to Staff which included his comments, suggestions and questions pertaining to the Operating Policies and Procedures.

Ms. Wilson completed an overview of the revised Operating Policies and Procedures document and requested direction from the Board on several sections. The following items were reviewed and discussed:

- Section 1.2 Standards of Civil Discourse: This section was added as a result of some requests
 made by Board Supervisors to ensure that Board Meetings can progress in a professional
 manner.
- Section 1.3-1) Board of Supervisors: The Board of Supervisors of the District (the "Board") shall exercise the powers granted to the District. The Board shall consist of five members. Members of the Board must be residents of Florida and citizens of the United States. Qualified Board Supervisors must reside in the District.

Chairman Lifsey suggested the wording be changed to read "Qualified Board Supervisors must reside in the District and have been a resident of that District for at least one (1) year." Valerie Fuchs, District Counsel, advised that the definition of a qualified elector is provided for in Florida Statute, which is a person 18 years of age, a citizen of the United States, a legal resident of Florida and a registered voter within the County the District is located in. This Board cannot include a requirement that an individual reside in the District for a specified period of time because it is not provided for in the statute.

Section 1.3-3) Term of Supervisors - Options for Filling Vacancies: Staff to review questions included on the application; include open ended questions that can be asked at the interview; Staff to provide additional questions that can be utilized during the application process; a Special Meeting may be held and additional questions would be provided by Staff.

Chairman Lifsey suggested the section reflect that Supervisors are elected to four (4) year terms, the terms are staggered and that no more than three (3) seats will expire at the same time. Mr. Baier advised that clarification can be provided.

- Section 1.4) Compensation –Ms. Fuchs advised in accordance with section 190.003, Florida
 Statutes, each Board Supervisor is entitled to receive an amount not to exceed \$200 per
 meeting of the Board of Supervisors, not to exceed \$4,800 annually. Mr. Baier advised
 that there is no provision within State Statute that provides the Board with the authority to
 compensate Committee Members.
- Section 1.3-6) Officers Options for Selection of a Board Chairman and Vice Chairman:
 Maintain current process of nomination and majority vote by Board following a general

election not to exceed two, two year terms for Chairman or Vice Chairman. Vice Chairman will take over if Chairman is no longer on the Board.

Chairman Lifsey requested that a review of Committee assignments be included on the October Board meeting agenda annually.

- Section 1.5-4) Agenda Format: Maintain current agenda format. If a Supervisor would like an item included on the agenda it is requested that the item be provided to Staff 10 days in advance of the meeting and will be included under the "Supervisor Comments" portion of the agenda.
- Section 1.5-6) Procedures for Including Items on Agenda: Items to be included on agenda
 may be submitted by a Board Supervisor and will be addressed under "Supervisor
 Comments" for discussion purposes.
- Section 1.5-16) Emergency Meeting: Chairman Lifsey requested the verbiage "may be ratified" to "must be ratified". Ms. Wilson advised Staff would incorporate that change within the section.

Ms. Fuchs advised that she is in the process of reviewing the document and, in addition to the items identified, will provide any additional comments to Staff prior to the April Board Meeting.

Ms. Wilson advised that once all revisions have been incorporated into the Operating Policies and Procedures Staff will proceed with the advertisement to hold a Public Hearing at a future meeting, at which time the Board will then formally adopt its Rule.

FOURTH ORDER OF BUSINESS: Old Business Status Update

 Provide date for repaving of villa units in Alhambra: Sam Wartinbee, District Property Management (DPM) Director, advised weather permitting, Escandido Villa road repaving will begin Monday, March 18th.

Chairman Lifsey requested clarification as to why there were no District 2 roadways included in the Sumter County repaying schedule. Mr. Baier advised that Sumter County completes an annual inspection of the roadways as part of the County's five (5) year paving plan. A pavement condition index (PCI) is generated and repaying of the roadways is completed based on the PCI.

 Repair of Lago De Leon: Mr. Wartinbee advised the grouting of Lago De Leon has been completed. Once the area is dry enough, equipment will be brought in and clay will be installed to level the bottom.

The Board requested that the total cost for repairs to Lago De Leon be provided.

Vice Chairman Schikora inquired about the decreased water level in the Santo Domingo pond. Mr. Wartinbee advised that there is a small tear in the liner that will be repaired as soon as the contractor is available.

FIFTH ORDER OF BUSINESS: Case No. D2-04-19 VCDD No. 2 vs. Charles Ignarski, 1520 Impala Drive

A. Staff Presentation of the Facts

Candy Dennis, Community Standards, advised the Board that Case No. D2-04-19, Village Community Development District (VCDD) No. 2 vs. Charles and Alice Ignarski, 1520 Impala Drive, Unit 23, Lot 203 is in violation of the District's Rule to Bring About Deed Compliance and specifically the Rule that states: "It shall be the responsibility of the Owners to keep their Lots neat and clean..." Ms. Dennis advised that on January 9, 2019, a complaint was received regarding overgrown grass and weeds and on January 10, 2019 the violation was verified and a Deed Restriction Reminder was written. After following the Procedures for Compliance of External Deed Restrictions, a Notice of Public Hearing was sent certified mail, regular mail and the property was posted on February 8, 2019. The property is vacant and the owners are residing in New Port Richey. Staff received a letter from the owner's attorney, which is included within the packet provided, which indicates that the property will likely end up in foreclosure. It is Staff's recommendation that the Board find the owner in violation of the District's Deed Compliance Rule as cited by Deed Compliance Staff; Owner has five (5) days to bring the property into compliance; if the property is brought into compliance within (5) days of the Order of Enforcement, Case No. D2-04-19 shall be closed; if the property is not brought into compliance within five (5) days of the Order of Enforcement, authorize the District to maintain the property and impose a \$250 fine to be paid within ten (10) days of the invoice; authorize the District to maintain the property twice a month in the summer and once a month in the winter as needed and impose a \$250 fine each time the District maintains the property; if the fines reach \$1,500 the case shall be turned over to

District Counsel to seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien against the property; if the property transfers ownership as a result of a foreclosure or before the fines reach \$1,500 and the fines have not been paid within one (1) year of the transfer of ownership, the fines shall be waived and Case No. D2-04-19 shall be closed and authorize the Chairman/Vice Chairman to execute the Order of Enforcement.

B. Open Public Hearing

Chairman Lifsey opened the Public Hearing at 10:59 a.m. to receive public comment.

C. Owner/Interested Party Presentation

No comments were received.

D. Close Public Hearing

Receiving no public comments, Chairman Lifsey closed the Public Hearing at 10:59 a.m.

E. Board Discussion/Determination

On MOTION by Bart Zoellner, seconded by Jim Cipollone, with all in favor, the Board found the owner in violation of the District's Deed Compliance Rule as cited by Deed Compliance Staff; Owner has five (5) days to bring the property into compliance; if the property is brought into compliance within (5) days of the Order of Enforcement, Case No. D2-04-19 shall be closed; if the property is not brought into compliance within five (5) days of the Order of Enforcement, authorize the District to maintain the property and impose a \$250 fine to be paid within ten (10) days of the invoice; authorize the District to maintain the property twice a month in the summer and once a month in the winter as needed and impose a \$250 fine each time the District maintains the property; if the fines reach \$1,500 the case shall be turned over to District Counsel to seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien against the property; if the property transfers ownership as a result of a foreclosure or before the fines reach \$1,500 and the fines have not been paid within one (1) year of the transfer of ownership, the fines shall be waived and Case No. D2-04-19 shall be closed and authorized the Chairman/Vice Chairman to the Order of Enforcement.

SIXTH ORDER OF BUSINESS: Financial Statements

The Financial Statements as of January 31, 2019 were provided as information to the Board.

SEVENTH ORDER OF BUSINESS: DPM Monthly Report

The DPM report was provided as information to the Board.

EIGHTH ORDER OF BUSINESS: Long-Term Investment Portfolio

Kenny Blocker, Assistant District Manager, advised that the Investment Advisory Committee (IAC) met with PFM, the District's Financial Advisors, on February 5, 2019 to review the annual cash flow analysis. The analysis is performed annually to determine the appropriate allocation of cash, cash equivalents and investments in the Long-Term Investment Portfolio (LTIP). According to the analysis for District 2 the balance exceeds the 15% threshold so at this time Staff is not recommending any additional funds be invested in the Long-term Investment Portfolio.

NINTH ORDER OF BUSINESS: District Manager Reports

A. AAC After Agenda

Mr. Baier reviewed the after agenda from the Amenity Authority Committee (AAC) meeting held on March 6, 2018 advising various contracts were approved and provided the following highlights:

- Following Committee discussion, the Shay Gate Bathroom addition was tabled to allow Staff
 the opportunity to review options which included technology options for a potential
 unmanned gate.
- The Capital Projects Update was provided to the Board regarding the Church Property on CR 42, which was named the First Responders Recreation Center.

Mr. Baier reviewed a statement with the Board provided by Lt. Siemer which addressed an inaccurate article recently published in the 24/7 Wall Street on February 28, 2019 about crime statistics in The Villages and Sumter County.

Mr. Baier advised that Chairman Lifsey provided a document regarding the Automatic License Plate Recognition (ALPR) which has been delayed because it has been determined that the scope of services for the Request for Proposal (RFP) has to be completely revised. Mr. Baier advised the Board has been provided with a handout which identifies that the Village Center and Sumter Landing

Community Development Districts terminated the ALPR contract with L3 Mobile-Vision Inc., at their June 2018 Board meetings because the contractor could not meet the RFP provisions.

Supervisor Zoellner suggested that the local media print an article advising about the inaccurate crime statistic quoted for Sumter County. Mr. Baier advised the statement received from Lt. Siemer has been provided to local media, and will be provided to the Board as information as well as included within the upcoming weekly bulletin.

B. Updated Resident Academy Flyer

Mr. Baier reviewed the upcoming Resident Academy dates and advised the Board that on-line registration for the upcoming 2019 Resident Academy session will begin on February 28, 2019.

C. Ex-parte Communications

Mr. Baier provided a reminder to the Board Supervisors that Florida Law prohibits Ex-Parte Communication which includes all communication with residents about Deed Compliance or Architectural Review Committee (ARC) issues or ongoing cases.

Chairman Lifsey requested the upcoming Public Records & Ethics session schedule be provided to the Board.

D. Reminder: District Government Update Meeting

A District Government Update Meeting will be held on Friday, April 5, 2019 from 9:00 a.m. to 11:00 a.m. at the Rohan Regional Recreation Center in the Colony Cottage and Laurel Manor Rooms.

TENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

A. Vice Chairman Schikora: Q&A Overview

Vice Chairman Schikora advised the overview from the February 26, 2019 Q&A session was provided as information to the Board.

Vice Chairman Schikora thanked Mr. Wartinbee for his quick response when assisting residents with issues and concerns.

VCDD 2	 Meeting Minutes
March 8,	2019
Page 9	

TWELFTH	ORDER	OF BUSINESS:	Adjourn
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The meeting was adjourned at 11:17 a.m.

On MOTION by Bart 2 Meeting was adjourned.	oellner, seconded by Bill Schikora, with all in favor, the
<u> </u>	
Richard J. Baier	Bryan Lifsey
Secretary	Chairman



TO: Board of Supervisors

Village Community Development District 2

FROM: Mark LaRock, Purchasing Director; Joan Fiege, Contract Administrator

DATE: 4/12/2019

SUBJECT: Renewal Two (Final) for Painting Services with Lester Painting, Inc.

ISSUE:

Review and approval of Renewal Two (Final) to ITB #15B-024 Agreement between Village Community Development District #2 and Lester Painting, Inc. for Villa Wall and Sign Wall Painting Services.

ANALYSIS/INFORMATION:

On June 12, 2015 Village Community Development District #2 entered into the Agreement for Villa wall and Sign wall painting with Lester Painting, Inc. The initial contract expired on June 12, 2018 and was renewed May 11, 2018 for the 1st renewal period of June 13, 2018 through June 12, 2019. The term of Renewal Two (Final) will be June 13, 2019 through June 12, 2020. This is the final renewal for the Agreement. The terms and conditions, including cost, remain the same as in the original contract as shown in Exhibit A.

BUDGET IMPACT:

The budget impact will depend on the type and amount of maintenance needed as this Agreement is for ongoing maintenance services.

STAFF RECOMMENDATION:

Staff requests approval of Renewal Two (Final) to ITB #15B-024 Villa Wall and Sign Wall Painting.

MOTION:

Motion to approve Renewal Two (Final) to ITB #15B-024 Agreement for Services between Village Community Development District #2 and Lester Painting, Inc. for Villa Wall and Sign Wall Painting and authorize the Chairman/Vice Chairman to sign the Agreement.

ATTACHMENTS:

Description Type

D VCDD2 Renewal 2 Bid #15B-024 - Lester Painting Exhibit

RENEWAL TWO (FINAL) TO THE AGREEMENT BETWEEN VILLAGE COMMUNITY DEVELOPMENT DISTRICT #2 AND LESTER PAINTING, INC. VILLA WALL AND SIGN WALL PAINTING BID # 15B-024

THIS RENEWAL is entered into this 12th day of April, 2019, by and between VILLAGE COMMUNITY DEVELOPMENT DISTRICT #2 (hereafter referred to as the ("District"), whose address is 984 Old Mill Run, The Villages, Florida 32162, and LESTER PAINTING, INC. (hereafter referred to as "Contractor"), whose address is 13851 SE 163RD Place/P.O. Box 1143, Weirsdale FL 32195.

RECITALS

WHEREAS, the District and Contractor entered into the Agreement to provide professional villa wall and sign wall painting for properties such as those owned or operated by the District dated June 12, 2015; and

WHEREAS, the District and Contractor entered into Renewal One to the Agreement on May 11, 2018; and

WHEREAS, District and Contractor desire to renew the existing Agreement which expires on June 12, 2019; as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is agreed as follows:

- 1. The above Recitals are true and correct and are hereby incorporated into this paragraph.
- 2. DISTRICT and CONTRACTOR hereby renew (renewal Two Final) the Agreement and any amendments thereto for a term of June 13, 2019 and ending June 12, 2020. The Agreement and all amendments and renewals are hereby incorporated into this paragraph.
- 3. DISTRICT and CONTRACTOR agree that all other terms and conditions of the Agreement and Amendments thereto are hereby ratified and confirmed and shall continue in full force and effect except as renewed herein.

IN WITNESS WHEREOF, the parties hereto have duly executed this Renewal on the date set forth above.

VILLAGE COMMUNITY DEVELOPMENT DISTRICT #2	LESTER PAINTING, INC.
Ву:	By: \(\mathcal{I} \)
	Deborah Lester
Print Name	Print Name
	Vice President
Print Title	Print Title
	1-22-2019
Date	Date Carl Zulurhi
Attest	Altest

UNIT	TYPE	Est. SQ FT.	Cost Per Sq. Ft.	TOTAL
Santiago Domingo Villa, Villa Wall	Stucco	13,050	\$0.50	\$6,525.00
Santlago Gate, Entry wall	Stucco	1200	\$0,50	\$600.00
Alhambra Gate, Entry wall	Stucco	1200	\$0,50	\$600.00
Vijle San Leandro & Vijla La Crese, Vijla wali	Stucco	9405	\$0.50	\$4,702.50
Villa Escandido, Villà wall	Stucco	936	\$2,00	\$672.00
Villa De Leon, Sign wali	Stricco	336	\$2.00	\$672.00
Villa Del Canto, Sign Wall	Stucco	8028	\$0,50	\$4,014.00
Unit 80, around Savannah	Stucco	7660	\$0.50	\$3,830,00
W. 2013 1812	Distr	ict #2 Grand Total	1.	\$ 21,635.50

Exhibit A



TO: Board of Supervisors

Village Community Development District 2

FROM: Richard J. Baier, District Manager

DATE: 4/10/2019

SUBJECT: Review of Board Operating Policies and Procedures

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:



TO: Board of Supervisors

Village Community Development District 2

FROM: District Staff

DATE: 4/11/2019

SUBJECT: Old Business Status Update

ISSUE:

Old Business Status Update - March 11, 2019

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description Type

Old Business Status Update Cover Memo

Village Community Development District No. 2 "Old Business" Status Update

Item(s) to be addressed by Staff	Action Taken	Status Update (if applicable)	Completed	Date Item Identified
Provide date for repaving of villa units in Alhambra.		Repaving of DeLeon Villas will begin April 15, 2019.		1214/18
Repair of Lago De Leon			٧	
Provide Ethics/Public Record schedule to Board		Provided via email	٧	3/8/2019
Non-District 2 Related Items:				
Community Watch to establish a Standard Operating Procedure (SOP) to address violations				
of the Districts NPDES Permit.			√	1/11/2019
Staff will provide future FEMA updates as they be	ecome available.			



TO: Board of Supervisors

Village Community Development District 2

FROM: District Staff

DATE: 4/12/2019

SUBJECT: Appeal of ARC Application #77648, Barbara Schusler, 1201 Augustine

Drive, Unit 22, Lot 84

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:



TO: Board of Supervisors

Village Community Development District 2

FROM: Anne Hochsprung, Finanace Director

DATE: 4/12/2019

SUBJECT: Financial Statements

ISSUE:Budget to Actual Statements as of February 28, 2019.

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description Type

Budget to ActualsCover MemoCash SheetCover Memo

VILLAGE COMMUNITY DEVELOPMENT DISTRICT #2
OPERATING BUDGET
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)
Five (5) Months of Operations- 41.67% of Year

			Actual		mation		Percent of	
ccount			Current Mont	h \	Year-to-Date	Year-to-Date	Annual	
umber	Description of Account	Annual Budget			Actual	Variance	Budget	Footnote
	REVENUES:	7 miliaai Daagot	7101441	+	, 10144	Over/(Under)	_ augui	
	NETEROLO.					, ,		
	Net Maintenance Assessments	\$ 1,109,583	\$ 32,15	2 \$			94.66%	Α
	Sumter Co Road Agreement	53,205		-	13,302	(39,903)	25.00%	
	Electric Reimbursement	-		-	275	275	0.00%	В
	Miscellaneous Revenue	-	1,77		1,775	1,775	0.00%	C
	Interest Income Cash Equiv	11,100	1,57	_	6,618	(4,482)	59.62%	D
361105	Interest Income Tax Collector	500		-	575	75	115.00%	Е
	Total Revenues:	\$ 1,174,388	\$ 35,50	_	1,072,833	\$ (101,555)	91.35%	
	Unrealized Gain or Loss- FLGIT	-	2,96		9,773	9,773	0.00%	<u>F</u>
	Unrealized Gain or Loss- LTP	-	18,19		(8,355)	(8,355)	0.00%	F
	Unrealized Gain or Loss-FLFIT FMIvT-Realized Gain or Loss	-	(39	1)	(586)	(586)	0.00%	D
	FLFIT-Realized Gain or Loss	-	1,38	-	10	7,299	0.00%	G D
361409		- 4 474 000		_	7,299	,	0.00%	U
	Total Available Resources:	\$ 1,174,388	\$ 57,65	b \$	1,080,974	\$ (93,414)	92.05%	
						"		
	EXPENDITURES:			_		Under/(Over)		
511111		\$ 18,000			- /	\$ 14,400	20.00%	H
511211		1,115		9	223	892	20.00%	Н
511212		260	1	2	52	208	20.00%	H.
511241	'	50	1	-	50	-	100.00%	
	Subtotal Personnel Services	19,425	86	1	3,925	15,500	20.21%	
513311	VCCDD Management Fees	162,886	13,57		67,875	95,011	41.67%	
513312		10,600	31		12,617	(2,017)	119.03%	J
	Legal Services	5,000	77		2,739	2,261	54.78%	
513314		23,117	64		21,006	2,111	90.87%	K
519316		42,485	3,54		17,705	24,780	41.67%	
513318	Technology Services	4,476	37	3	1,865	2,611	41.67%	
519319	Other Professional Services	25,129	1,16	5	4,043	21,086	16.09%	
	Subtotal Professional Services	273,693	20,38	5	127,850	145,843	46.71%	
513322	Auditing Services	7,500	3,75	0	5,625	1,875	75.00%	L
******	Subtotal Accounting Services	7,500	3,75		5,625	1,875	75.00%	-
512242	Systems Management Support	225	13		543	(318)	241.33%	М
513344		162	13	3	343	162	0.00%	IVI
	Misc Contractual Services	102	2,58	-	6,433	(6,433)	0.00%	N
559549		-		_				IN
= 4 4 4 0 4	Subtotal Other Contractual Services	387	2,72	_	6,976	(6,589)	1802.58%	
511401		2,000		-		2,000	0.00%	
	Subtotal Travel & Per Diem	2,000		-	-	2,000	0.00%	
513412	Postage	100		-	-	100	0.00%	
	Subtotal Comm & Freight Services	100		-	-	100	0.00%	
541431	Electricity	157,435	5,44	2	51,464	105,971	32.69%	
539434	Irrigation Water	7,695	61	3	3,337	4,358	43.37%	
	Subtotal Utilities Services	165,130	6,05	5	54,801	110,329	33.19%	
539442		500	0,00	-		500	0.00%	
	Subtotal Rentals & Leases	500		-		500	0.00%	
				_	F 00F	925	86.44%	
513451	, ,	6,820		-	5,895			0
=00:-	Subtotal Insurance	6,820	1	-	5,895	925	86.44%	
	Equipment Maintenance	500	1	-	80	420	16.00%	
	Building/Structure Maintenance	43,480	5,26		32,662	10,818	75.12%	P
539463		374,369	28,44	6	142,228	232,141	37.99%	
539464	3	107,000		-	50,815	56,185	47.49%	
	Irrigation Repair	18,992	60		5,914	13,078	31.14%	
539469	Other Maintenance	108,326	1,37	6	107,662	664	99.39%	Q
	Subtotal Repair & Maintenance Services	652,667	35,69	1	339,361	313,306	52.00%	
513471	Printing & Binding	500	11	3	150	350	30.00%	
	Subtotal Printing & Binding	500	11	_	150	350	30.00%	
513493		750	1	-	175	575	23.33%	
	Legal Advertising	1,300	14	5	286	1,014	22.00%	
	Subtotal Other Current Charges	2,050	14	_	461	1,589	22.49%	
539522	Operating Supplies	500	14	-	12	488	2.40%	
333322	, , ,		1	_				
	Subtotal Operating Supplies	500		-	12	488	2.40%	
	Subtotal Operating Expenditures	\$ 1,131,272	\$ 69,72	1 \$	545,056	\$ 586,216	48.18%	
				\perp				
539633	, , ,	\$ 342,925		-	-	342,925	0.00%	R
7	Subtotal Non-operating Expenditures	\$ 342,925		- \$	-	\$ 342,925	0.00%	
				Ť		, -		
	Total Expenditures	\$ 1,474,197	\$ 69,72	1 \$	545,056	\$ 929,141	36.97%	
		- 1,-1-1,101	, , , ,,,,,,	. Ψ	2-10,000	, , 0=0,171	00.01 /0	
	1	1 1	<u> </u>			L	 	
360004	Change in Unrecented Net Desition	¢ (200 000)	¢ /40.00	E/ ^	E3E 040	€ 00F 707		
369901	Change in Unreserved Net Position	\$ (299,809)	\$ (12,06	5) \$	535,918	\$ 835,727		

	VILLAGE C	OMMUNITY DEV	ELOPMENT DIST	TRICT #2			\neg
		OPERATING	BUDGET				
	BUDGET TO ACTUAL				ed)		
	Five (5)	Months of Opera	tions- 41.67% of	Year	1		
						<u> </u>	
		Balance Forward	Current Month	Year to Date	Current		
	Fund Balance Analysis:	09/30/18	Actual	Actual	Balance		
	i una Balance Analysis.	03/30/10	Actual	Actual	Dalance		
284000	Unassigned	\$ 529,685	\$ (12,065)	\$ 535,918	\$ 1,065,603		
	Restricted Cap Phl	432,512	- (:=,:::)	-	432.512		-
	Committed R&R General	761,782	-	-	761,782		
	Committed R&R Villa Roads	230,384	_	-	230,384		
	Total Fund Balance	\$ 1,954,363	\$ (12,065)	\$ 535,918			
		+ 1,001,000	+ (,000)	 		 	
	Footnotes:						
	1 odnotos.						-
A:	Net Maintenance Assessment Revenue is paid to the Distr	ict by Sumter Cou	ntv and is receive	d from the payme	ent of property tax	bills.	
	The bills are mailed on November 1 and the first payments						-
	paymone						
B:	SECO Electric Reimbursement						
C:	Annual Bank of America Purchase card rebate and Jacobs	Repair CY2017-1	8 True-Up Reimb	ursement			
D:	Interest Income includes monthly interest from CFB, our de						
	Assets Security System (FLCLASS), Florida Education Inv	estment Trust and	Florida Fixed Inc	ome Trust (FLFI	T).		
		Month	CFB	FLCLASS	FEITF	FLFIT	
		Oct-18	1.64%	2.29%	2.26%	2.58%	
		Nov-18	1.64%	2.41%	2.32%	2.64%	
		Dec-18	1.73%	2.51%	2.46%	2.69%	
		Jan-19	1.89%	2.63%	2.61%	2.76%	
		Feb-19	1.89%	2.64%	2.61%	2.78%	
_							
E:	Quarterly interest paid from the Tax Collector.					<u> </u>	
-	FLOIT ILTID I' - I ' - / I I / / /	0				<u> </u>	
F:	FLGIT and LTIP unrealized gain/ loss and rate of return wil	Il not be available	until next month.			<u> </u>	
		Manth	FLGIT	LTID		 	
		Month Oct-18	0.96%	LTIP -63.06%		 	
		Nov-18	3.37%	12.39%		 	
		Dec-18	6.73%	-53.31%		 	
		Jan-19	4.60%	76.17%		 	
		Feb-19	4.00 /6	70.1776		 	
		1 60-13					
G:	FMIvT conducted an audit and determined the District was	owed additional r	ealized gain				
٥.	Solidated an addit and determined the District was	2.70d additional I	Janzou gann.				
H:	Payroll, payroll taxes and legal services are running below	budget, partly due	e to the cancellation	on of the Decemb	per board meeting.	' 	
	and the state of t	January Co.					
l:	Annual Worker's Compensation insurance invoice paid in (October.					
	, and a second s						
J:	Majority of Engineering Services was to evaluate and mon	itor re-grouting of	water retention ar	ea in Lago De Le	eon.		
K:	Assessment collection service fees charged by Sumter Co	unty. These fees	coincide with the	receipt of our ma	intenance assessn	nent revenue.	
L:	The final payment of the 2017-18 Fiscal Year Audit was ma	ade in February. T	he remaining bud	lget will be used f	for the 2018-19 inte	erim audit.	
M:	System Management charges are running higher than expe	ected budget.			_		
					<u> </u>	<u> </u>	
N:	Expenditures are for Administrative services provided by D	Disaster Law and C	Consulting, LLC to	assist with FEM	A matters related t	o Hurricane Irma.	
0:	Annual Casualty & Liability Insurance invoice paid in Octob	oer.					
	LI COTTO	<u> </u>		<u> </u>	L,	<u> </u>	
P:	Majority of YTD expenses are for unbudgeted repairs to the	e Alhambra Well p	oump and addition	nai unbudgeted ex	xpenses for depres	sion repair.	
-	(mon one)						
Q:	\$93,630 was expensed in the month of January to re-grout		ea in Lago De Le	on. In addtion a	credit of \$3,464 wa	is recognized	
	to settle the Davey Tree expenses related to Hurricane Irm	ia. T			-	 	
D.	Pudgeted conital expanditures are for Mill and Overlay at 1	/illa da Laan da! (Conto and Esser-	lide and Mahili	tion		
R:	Budgeted capital expenditures are for Mill and Overlay at \	villa de Leon, del (Janio and Escand	iiuo anu Modiilza	uon.		-
		1					



CASH AND INVESTMENT SUMMARY AS OF FEBRUARY, 2019

Balance

Current

249,163.49

Reconciled

Fund

Code	Account Name	Bank	as of 10/1/18	Balance	Yes/No
		GENERAL	FUND		
001	Cash Operating Acct	CFB	146,142.45	154,878.04	Yes
001	Cash Equiv - SBA LGIP	SBA	-	-	Yes
001	Cash Equiv - FLCLASS	FLCLASS	309,830.94	644,415.80	Yes
	Sub-total Cash & Cash Equivalents		455,973.39	799,293.84	
001	Cash-FL-FIT	FLFIT	667,599.89	674,312.87	Yes
001	FMIvT 1-3 Yr	FMIvT	-	-	Yes
001	FLGIT	FLGIT	736,214.16	745,986.91	Yes
001	Long Term Investment	USB	313,220.18	304,865.69	Yes
	Sub-total Investments		1,717,034.23	1,725,165.47	
			2,173,007.62	2,524,459.31	
	DERT SE	FRVICE FUND -	TRUST ACCOUNTS		
202	Revenue Fund 1998	USB-SBA	59,375.10	249,163.49	Yes
202	Interest 1998	USB-SBA	<u>-</u>	-	Yes
202	Principal PrePay 1998	USB-SBA	2,634.60	-	Yes
202	Sinking Fund 1998	USB-SBA		=	Yes
	-				

Grand Totals	2,235,017.32	2,773,622.80

62,009.70



TO: Board of Supervisors

Village Community Development District 2

FROM: DPM Staff

DATE: 4/12/2019

SUBJECT: DPM Monthly Report

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description Type

DPM Report Cover Memo



District 2

April 2019

LANDSCAPE

New Projects:

- 1. Plant replacements in the following areas:
 - San Leandro and La Crescenta Villas
 - Tenerife Lane cul de sac

Prior Month Project Status: N/A

Completed Projects: N/A General Maintenance:

- 1. Regular Monthly Maintenance
 - Mowing
 - Edging
 - Trimming
 - Weeding
- 2. DPM continues to mow and create SOP furrow rows around the perimeter of the water retention areas. The height of cut has been raised to slow down water sheet flow and capture any nutrients that may wash from surrounding properties.

WALLS/FENCES & HARDSCAPES

New Projects:

- 1. Mowing at the following preserves for the month of April weather permitting:
 - Sharon Morse Owl Preserve
 - Jennifer Parr Kestrel Preserve
 - Ronald Hess Preserve
 - Harold Schwartz Preserve

Prior Month Project Status: N/A

Completed Projects:

- 1. Fence painting in the following area is completed:
 - From the Power Corridor to the 50/50 fence on the north side of El Camino.

General Maintenance: N/A

ROADWAYS

New Projects:

- 1. The following Villas are scheduled for mill and overlay 4/15 thru 4/22 weather permitting:
 - Villa Del Canto
 - Villa De Leon

Prior Month Project Status: N/A

Completed Projects:

1. The mill and overlay of Villa Escondido completed.

General Maintenance: N/A

MISCELLANEOUS ITEMS

New Projects: N/A		
Projects In Progress: N/A		
Completed Projects: N/A		
General Maintenance: N/A		



TO: Board of Supervisors

Village Community Development District 2

FROM:

DATE: 4/12/2019

SUBJECT: AAC After Agenda

ISSUE:AAC After Agenda

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description Type

D AAC After Agenda Cover Memo



District 1 - Carl Bell
District 2 - Ann Forrester, Chairman
District 3 - John Wilcox, Vice Chairman
District 4 - Don Deakin
Lady Lake/Lake Co. - Lowell Barker
VCCDD Board - Gary Moyer

Amenity Authority Committee
Monthly Board Meetings are held at:
Savannah Regional Recreation Center
Ashley Wilkes Room 1545 Buena Vista Blvd. The
Villages, FL 32162
The Villages, Florida 32162

AFTER AGENDA

April 10, 2019 9:00 AM

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

The District Board welcomes participation during public meetings; however, in order to conduct business in an orderly fashion the Board of Supervisors requests you limit your comments to three (3) Minutes. If you have a general comment that is not included as an item on the agenda please come before the Board during the Audience Comments portion of the meeting. If your comment pertains to a specific on the agenda, the Chairman or Vice-Chairman will request public comments when the item is addressed. Thank you for attending the meeting and for your interest in your local government.

1. Call to Order

- A. Roll Call Gary Moyer was absent.
- B. Pledge of Allegiance
- C. Observation of Moment of Silence
- D. Welcome Meeting Attendees
- E. Audience Comments

Audience comment was received from a representative of the lawn bowling club requesting a second green be installed at Rio Grande.

Audience comment was received requesting a light at the pavilion at the Tierra Del Sol Recreation Center. Staff is taking steps to improve the lighting in the area

Audience comments were received regarding Tierra Del Sol indoor shuffle board courts sign up as well as a line of sight issue at Shay Gate and Jeffrey. Staff will review the resident concerns.

Audience comments were received regarding Resident ID passes.

2. Shay Gate – Staff presented a PowerPoint to the Committee. The Committee approved leaving the gate as is and moving forward with installation of a restroom facility at the location.

Audience comment was received suggesting alternatives be reviewed to assist with slowing the traffic down at the location.

CONSENT AGENDA: The Committee approved the Consent Agenda and no discussion occurred.

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion is required unless desired by a Board Supervisor or a Member of the Public.

- 3. Approval of the Minutes
 - Approval of the Minutes for the Meeting held on March 6, 2019
- 4. Recommend Approval of Renewal Two (Final) for Painting Services with Lester Painting, Inc.

Review and approval to present Renewal Two (final) to ITB #15B-024 Agreement between Village Center Community Development District and Lester Painting, Inc. for Villa Wall and Sign Wall Painting Services to the Village Center Community Development District Board.

NEW BUSINESS:

- 5. Award of Invitation to Bid (ITB) #19B-005 Greens Renovations Oakleigh and Briarwood Executive Golf Courses
 - Review and approval to present a recommendation to award for Invitation to Bid #19B-005 Greens Renovations Oakleigh and Briarwood Executive Golf Courses to the Village Center Community Development District (VCCDD). The Committee approved and no discussion occurred.
- 6. Award of Invitation to Bid (ITB) #19B-010 Buena Vista Blvd Maxicom Conversion Review and approval to present a recommendation of award for Invitation to Bid (ITB) #19B-010 Buena Vista Blvd Maxicom Conversion to the Village Center Community Development District (VCCDD) Board – Following overview by Staff, the Committee approved.
- 7. First Responders Recreation Center Survey Data Update
 Status update on current progress and information regarding the First Responders
 Recreation Center located in The Villages of Marion. Overview was provided by
 Staff. The Committee requested the item be added to the Capital Projects Update.

OLD BUSINESS:

- Capital Projects Update
 The Capital Projects Update will be provided to the Committee at the Meeting.
- 9. Old Business Status Update

Old Business Status Update - April 10, 2019

10. Amenity Fee Deferral Rate Discussion

Amenity Fee Deferral Rate Discussion

- Staff presented a PowerPoint which included a review of the 10 year forecast for revenues and expenditures and a review of three options presented by Staff: 1) Remain at current deferral rate; 2) Eliminate the deferral rate in accordance to Owner's original purchase contract or 3) Increase the deferral rate (example of \$185 provided). The Committee approved removal of the deferral cap with a 3/2 vote.
- Mr. Deakin requested page 11 Amenity Fee Forecast be provided to the Committee via email.

INFORMATIONAL ITEMS ONLY:

- 11. VCCDD Financial Statements
 - A. VCCDD Financial Statements as of February 28, 2019
 - B. Interest Allocation as of February 28, 2019
- 12. RAD Fund: Capital Projects Work Plan

Fiscal Year 2018-19 RAD Fund: Capital Projects Work Plan - April

REPORTS AND INPUT:

- 13. District Manager Reports
 - A. Multi-Modal Path Wayfinding Signage
 - B. AAC & PWAC Joint Meeting Reminder
- 14. District Counsel Reports There were no District Counsel Reports.
- 15. Supervisor Comments
- 16. Adjourn The meeting was adjourned at 11:41 a.m.



TO:	Board of Supervisors
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Village Community Development District 2

FROM:

DATE:

SUBJECT: Multi-Modal Path Wayfinding Signage

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:



TO: Board of Supervisors

Village Community Development District 2

FROM: District Staff

DATE: 4/12/2019

SUBJECT: Chairman Lifsey: Position Paper - Amenity Fees

ISSUE:The attached has been included at the request of Chairman Lifsey.

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description Type

Position Paper: Amenity Fees Cover Memo

TO: Amenity Authority Committee (AAC) Members

Project Wide Advisory Committee (PWAC) Members

COPY: Richard Baier, District Manager, The Villages

FROM: Bryan Lifsey, VCDD 2

DATE: March 17, 2019

SUBJECT: **AMENITY FEES**

It is decision time!

Let's focus on decisions that we (The Villages) can make. Let's NOT spend valuable time with balderdash over decisions we cannot make.

What decisions **CAN'T** we make?

We can't male a decision about the Prevalent Amenity Fee. Most of us moved into The Villages when the prevalent amenity fee rate was \$145. Our prevalent amenity fee rate was specified in our deed. As of October 1, 2018 the prevalent amenity fee rate is \$159. Done deal! Our District Manager, Mr. Richard Baier, so kindly got this information for all Board members as well as some legal opinions from Stone & Gerkin, P.A., which you are welcome to review in their letter of October 11, 2018. For all new purchases and for all resales beginning 10/01/2018, that is a **FACT.** The new \$159 rate will be specified in new deeds issued after that date.

What decisions **CAN** we make?

First, we can make a decision concerning economies of scale benefits in the administration of our amenity fee system. Today all CDDs use the same rates and calculations to administer amenity fees and administration is done centrally by District Government. Should all CDDs continue to use the same rates, calculations, and administration or not? This is a major decision impacting most of the other decisions that we can make.

Second, we can make a decision about the \$155 Deferred Amenity Fee Rate for homeowners still under the \$145 prevalent rate per their deed. Should the current deferral rate of \$155 go up, remain the same, go down, or go away?

Third, we can make a decision as to whether the new \$159 prevalent rate will also have a deferral rate. We must structure all the legalese surrounding the administration of any deferral rate we may select.

Fourth, we can make a decision(s) concerning what constitutes a "resale" that would cause a home currently under the \$145 prevalent rate to become subject to the \$159

prevalent rate. Remember, many changes of ownership that would cause a new deed to be issued are not "resales". They could be the result of such factors as marriage, death, divorce, and some others – but they are not a "resale".

Fifth, we can make decision(s) concerning non-resale factors that would not cause a new deed to be issued but that we may want to cause a home site to move from the \$145 prevalent rate structure to the \$159 prevalent rate structure. This will be perhaps the most difficult area to deal with and the most controversial. One of the areas we need to look at in this category is "investment" properties that are operated as rentals. Are new renters equivalent to new owners as far as amenity fees go? Another area to look at are all the "amenity rights" to our facilities that are "sold" to various nursing homes, extended care facilities, soon-to-be apartment houses, etc., within The Villages. When and how do those amenity fees transition from a \$145 based prevalent rate to a \$159 based prevalent rate?

I certainly do not have answers to (nor even recommendations for) all the points I raised above. I do have some thoughts on each (addressed later in this memo).

I strongly suspect that the Joint AAC/PWAC meeting on this subject scheduled for March 20, 2019 will not produce all the answers either.

I do plan to be at the March 20th meeting. If any member of the AAC or PWAC wishes to discuss anything I say in this memo, I will be happy to meet with you after that meeting.

I do not plan to speak at that meeting. The issues raised are too complex to fit into a three minute spiel. To try to do so would be a disservice to the issues, to the residents, and to you as AAC or PWAC Board Members.

I will be in the audience so if you have specific questions for me, feel free to call me to the podium and I will attempt to answer your questions.

All of that being said let me move on to my thoughts on those decisions we can make.

SINGLE SYSTEM ADMINISTRATION

Since inception, The Villages has had a single system for administration of amenity fees. All CDDs were the same. Recent events have overtaken that so now we have two different prevalent rates (\$145 and \$159). For now both are still administered centrally by The Villages. Yes, there is a chance (some call it an "opportunity") that some CDDs could muck up the simplicity of this system by setting varying amenity deferral rates. If that happens we will lose all 'economies of scale' on system administration. Administrative costs may soar!

I am a strong believer in "If it ain't broke, don't fix it." Our current system isn't broken. Prevalent rate changes beyond our control may require a tune-up to keep it running smoothly.

My recommendation is that we keep our single system of amenity fee administration and it be applied equally across all CDDs. This makes the most sense from an administrative and from an economic point of view – one system for all.

THE \$155 DEFERRED RATE

As Ms. Kays so succinctly pointed out in her projections, costs are going to exceed income in a few years. Presuming Ms. Kays is in the ballpark with her projections, the \$155 deferral rate must be changed or we could go bankrupt.

The questions then become "Change it to what rate?" and "Do homeowners presently 'frozen' at the \$155 cap have to pay 'catch-up' amounts if we raise the rate?"

My personal recommendation is that we do away with the deferral rate and let the monthly amenity fees rise annually using the current system of annual SSA COLA adjustments.

As for those residents currently 'frozen' at \$155, my recommendation is that they rejoin the majority of us and begin paying annual COLA increases. In all fairness to them, they did nothing wrong so there should be no 'catch up' penalty payment in those cases where a resident has been 'maxed out' for over a year. On their next normal increase anniversary, they start at the \$155 rate and pay the annual COLA increase.

THE \$159 PREVALENT RATE

The question is "Should we establish a deferral rate for the new \$159 prevalent rate?"

My personal recommendation is that we do not set a deferral rate to the \$159 prevalent rate. If we do, at some point in the future (probably after we are all long gone) our successors will be wrestling with the same problems we are addressing today. The same rules and legalese used today on amenity fee increases (COLA) should continue to be used. They are already written; they work OK, and most residents already understand a little bit about how they work.

RESALES

The prevailing thought seems to be that when your deed changes, that is a resale of your home. This is not necessarily true. We need to put rules, policies or procedures in

place to protect existing homeowners whose deeds contain the \$145 prevalent rate from unwarranted increased to the \$159 prevalent rate.

What are these exceptions?

- If there is a death in a family, the surviving spouse will often need to change the house deed from joint ownership to his/her name alone. This is obviously not a resale.
- If there is a divorce in a family, one spouse may receive sole ownership to the family home as part of the divorce settlement. That spouse will need to change the house deed from joint ownership to his/her name alone. This is obviously not a resale.
- If a single homeowner marries, they will often want to re-deed their home to include their new spouse on the deed. This sometimes includes a complete name change on the deed (either a homeowner bride takes her new spouses last name or goes for a hyphenated last name). This is obviously not a resale.
- Some homeowners, in the process of estate planning, will re-deed their home into a Trust or Living Trust or similar. That trust becomes the new owner. This is obviously not a resale.
- Some individuals chose to cohabit and share ownership of a home. The smart ones then register their deed "Joint Tenant With Right Of Survivorship" (JTWROS). Legally, this means if one dies, the surviving person(s) get ownership of the property. A new deed will be required to show the 'new' owner(s). That can happen when two or more persons meet and decide to share home ownership and when any of those owners dies and the other(s) inherit by virtue of JTWROS. This is obviously not a resale.

There may be other similar situations. The point is they should all be identified as deed changes that are not resales. This will provide adequate protection to homeowners against unwarranted increases in the deferral rate (and associated amenity fees) for their home.

NON RESALE FACTORS

We should consider non-resale factors that would not cause a new deed to be issued but may be reason for a home site or amenity fee calculations to move from the \$145 prevalent rate structure to the \$159 prevalent rate structure. These may be the most complicated of all factors to address.

I am aware to two circumstances where 'non-resale' considerations of amenity fee calculations may apply. Those are investment (rental) properties and amenity right sales to commercial (usually nursing home, extended care, assisted living, etc.) facilities for distribution to their 'residents'. I will address each separately.

On the investment properties that are rental homes, I am aware that some consider this a deed restriction violation in that a business is being run out of a home. That is a potential internal deed restriction violation and not under the purview of any CDD in The Villages. It is totally up to the developer to take action on internal deed restriction violations. It will not be mentioned further is this memo.

My thought on amenity fees is that they were designed with Village residents in mind. Yes, we jumped in with both feet when we moved here. We tried 'everything' once, the good things twice, and then settled into a routine of amenity usage. Renters, on the other hand, come here for a 'vacation'. They try everything they can and keep it up as long as they can. On average, they are high users of our amenity facilities. Every few months the rental unit 'turns over'. The rental property gets new tenants who start the cycle all over again. These new tenants are not new owners, there is no resale involved. There are also numerous very short term rentals available in The Villages. I read recently that there were several hundred Villages address rentals available on AirBNB. These probably do not get Villages ID cards such as longer term renters may get but they certainly contribute to congestion, traffic, and the use of public facilities such as our squares.

I think that all rental properties should be paying amenity fees based on the \$159 prevalent rate and moving upward by COLA along with everyone else.

How can we enforce something like this?

For AirBNB and similar rentals, I confess I have no good answer.

For all other rentals, whenever a home owner 'surrenders' their Villages ID Card rights to a renter, that home should go onto the \$159 prevalent rate track. I believe our District Government staff can track that. Whether we can make it happen or not is a totally different question, way above my pay grade.

Next we move on to an even more perplexing issue – the sale of amenity rights to commercial ventures such as nursing homes, assisted living facilities, etc.

I suspect that some residents are not even aware that this practice exists. It does! The challenge comes if you try to find our which facilities "purchased" amenity rights, how many 'rights' they purchased (since most do not buy enough for 100% of their residents), and how much they pay for each 'amenity right' that they purchase. I have not diligently searched for this information yet but it is not readily available using only a cursory search. I think it should be!

For the record, I happen to support this practice. The Villages gets amenity fee income from residents of those facilities who were, in many cases, Village residents before circumstances caused them to move to assisted living or some such facility. Secondly, they are, for the most part, low volume users of our facilities. Many don't golf or

participate in active sports. They may swim and they probably use recreation centers for club memberships and to mingle with old friends. For the most part, collecting amenity fees for this group is a win-win for all.

The real question is at what rate these commercial enterprises reimburse The Villages for each 'amenity right' that they purchase. My thought is that they should all be paying amenity fees based on the \$159 rate structure. Most have far less 'purchased rights' than they have residents so the rights are only given to their residents who plan to use them. There is no resale of the property involved but a significant turnover of people using the amenities.

There are probably some other non-resale factors affecting amenity fees but, at the present, I don't know what they may be.

I hope my comments will help and guide our AAC and PWAC representatives in their deliberations to develop a fair and amenable system to administer our amenity fees.

As previously stated in this memorandum, I plan to be at the March 20th meeting. If any member of the AAC or PWAC wishes to discuss anything I say in this memo, I will be happy to meet with you after that meeting. I will be in the audience so if you have specific questions for me, feel free to call me to the podium during that meeting and I will attempt to answer your questions.



TO: Board of Supervisors

Village Community Development District 2

FROM: District Staff

DATE: 4/12/2019

SUBJECT: Vice Chairman Schikora: Q&A Update

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description Type

D Q&A Report Cover Memo

McQueary, Jennifer

From:

Bill Schikora <cdd2schikora@gmail.com>

Sent:

Friday, March 29, 2019 2:03 PM

To:

McQueary, Jennifer; Baier, Richard; Blocker, Kenneth; Wolfe, Nehemiah; Wartinbee, Sam;

Forrester, Ann (District Board)

Subject:

Q&A REPORT FOR THE 04-12-2019 CDD-2 BOARD AGENDA

Greetings Supervisors:

03-28-2019

Approximately 12 friendly residents attended the Tuesday, 03-26-19 Q&A meeting at Santiago Rec Center from 7:00pm to 8:20pm. There is no formal agenda and all guests are invited to come and go as they please. Ann Forrester, represented the Amenity Authority Committee (AAC). **Special Guest:** Division Chief Nehemiah Wolfe, Community Watch.

Next Meeting: Tuesday, 04-23-19 @ Santiago Rec Center

Topics Discussed:

I opened the meeting with a recap of the 02-26-19 Q&A report submitted to the CDD-2 Board; gave a brief update of the completed progress at Lago De Leon/Alhambra Pond; and reminded residents to go to www.districtgov.org and click "How do I?" to sign up for The Villages e-Notifications that are of personal interest.

Chief Wolfe encouraged residents to update their Community Watch phone contact information by calling Customer Service @ 352-753-4508. Having a current phone number on file allows Community Watch to quickly alert residents of a Patrol Driver's observations and safety concerns. Upon request, the phone number is also made available to local law enforcement for emergency contact.

La Crescenta Villas: Residents expressed their appreciation of the resolution of some issues concerning the Guest Parking Area. Some parking shortage and maintenance issues continue. Three residents also spoke of some landscaping issues which I also observed on 03-28:

- 1. Low-hanging branches over the guest parking area and the need for shaping/trimming of these trees.
- 2. Dead/dying trees (6+) along Ballesteros Drive (east of the gate) need to be replaced.
- 3. The recently planted flowers at the Villa entrance are all a dark purple and residents would greatly appreciate some added contrast/color variety. The flower area is not mulched with pine-straw. Also, some larger plants near the fence (east of the dead trees) appear to be dying.
- 4. A street-side plastic fence post, allegedly damaged by tree-trimmers about 2 months ago, needs repair.

Line of Sight at Cazares/Madero: A large planting near the N/E corner (on resident property) seriously obstructs the view for southbound drivers on Cazares at this intersection.

Water Tower Lighting Issue: A resident expressed his appreciation of the quick response he received from District Staff regarding water tower unshaded uplighting shining directly into some homes on Madero Dr. This issue remains under consideration and the contractor will review.

Description of Community Watch: Chief Wolfe gave a heartfelt presentation of the community safety value of Community Watch Patrol Drivers, their "eyes and ears" relationship with local law-enforcement, and associated CW services. He received a round of applause from everyone.

Respectfully Submitted, Bill S