



Seat 1 - Joe Nisbett, Vice-Chairman
Seat 2 - Dr. Randy McDaniel, Supervisor
Seat 3 - Brad Brown, Supervisor
Seat 4 - Mike Berning, Chairman
Seat 5 - Gerry Lachnicht, Supervisor

Monthly Board Meetings are held at:

District Office Board Room

984 Old Mill Run The Villages, FL 32162

The Villages, Florida 32162

AGENDA

April 18, 2019

10:00 AM

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

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 14, 2019
3. Renewal Two (Final) for Painting Services with Lester Painting, Inc.
Review and approval of Renewal Two (final) to ITB #15B-024 Agreement between Sumter Landing Community Development District and Lester Painting, Inc. for Villa Wall and Sign Wall Painting Services (*PWAC consideration item*).

NEW BUSINESS:

4. Approval of Lease Agreement with VOC
Review and Consideration of a Lease Agreement between Sumter Landing Community Development District and The Villages Operating Company - Flying Biscuit
5. Approval of Lease Agreement with VOC
Review and Consideration of a Lease Agreement between Sumter Landing Community Development District and The Villages Operating Company.

INFORMATIONAL ITEMS ONLY:

6. Financial Statements
Budget to Actual Statements as of February 28, 2019.

REPORTS AND INPUT:

7. District Manager Reports
 - A. PWAC After Agenda
8. District Counsel Reports
9. Supervisor Comments
10. 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.



AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: Jennifer McQueary, District Clerk

DATE: 4/18/2019

SUBJECT: **Approval of the Minutes**

ISSUE: Approval of the Minutes for the Meeting held on March 14, 2019

ANALYSIS/INFORMATION: Staff requests approval of the Minutes for the Meeting held on March 14, 2019.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes for the Meeting held on March 14, 2019.

MOTION: Motion to approve the Minutes for the Meeting held on March 14, 2019.

ATTACHMENTS:

Description	Type
□ 3-14-19 Minutes	Cover Memo

**MINUTES OF MEETING
SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors of Sumter Landing Community Development District was held on Thursday, March 14, 2019 at 10:00 a.m. at the District Office Board Room, 984 Old Mill Run, The Villages, Florida, 32162.

Board members present and constituting a quorum:

Mike Berning	Chairman
Joe Nisbett	Vice Chairman
Randy McDaniel	Supervisor
Brad Brown	Supervisor
Gerry Lachnicht	Supervisor

Staff Present:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Lewis Stone	District Counsel
Sam Wartinbee	District Property Management Director
Barbara Kays	Budget Director
Anne Hochsprung	Finance Director
Jennifer McQueary	District Clerk
Candice Harris	Deputy District Clerk

FIRST ORDER OF BUSINESS:

Call to Order

A. Roll Call

Vice Chairman Nisbett called the meeting to order at 10:13 a.m. and stated for the record that three (3) Supervisors were present representing a quorum. Mike Berning and Gerry Lachnicht were absent.

B. Pledge of Allegiance

The Vice Chairman led the Pledge of Allegiance.

C. Observation of a Moment of Silence

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

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

No audience comments were received.

CONSENT AGENDA:

Vice Chairman Nisbett advised the Board that 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 will occur unless desired by a Supervisor or a member of the public.

On MOTION by Brad Brown, seconded by Randy McDaniel, with all in favor, the Board took formal action on the following items included on the Consent Agenda:

SECOND ORDER OF BUSINESS: Approval of the Minutes for the Meeting held on February 14, 2019.

THIRD ORDER OF BUSINESS: Approval to declare Nova Sports USA as the Standardized Product of use for Shuffleboard Court Resurfacing Projects at District Recreation Centers.

FOURTH ORDER OF BUSINESS: Approval of Amendment One to RFP #18P-014 Landscape and Irrigation Maintenance Agreement for District 12 Villas, Cul-De-Sacs, Basins and Roadways with Cepra Landscape, LLC for an annual increase of \$32,638.15 and an amended annual contract price of \$492,958.40 (\$41,079.87 monthly) and authorized the Chairman/Vice Chairman to execute the agreement.

FIFTH ORDER OF BUSINESS: Approval to terminate the contract for RFP #17P-023 with Premier Janitorial Services effective September 30, 2019 and not renewing any other existing janitorial contracts until a new RFP can be issued.

SIXTH ORDER OF BUSINESS: Award of the Sumter Landing Community Development District portion of ITB #19B-003 to Dunnrite Roofing, Inc. for the roof replacement at Laurel Manor and Lake Miona Recreation Centers utilizing the total project pricing reflected on Exhibit A in the amount of \$152,799.00 (Laurel Manor for \$84,748.00 and Lake Miona for \$68,051.00) and authorized the Chairman/Vice Chairman to execute the agreement for services.

SEVENTH ORDER OF BUSINESS: Approval to declare Aquatic Access, Inc. as the Standardized Product of use for Pool Lift Installation and Replacement Projects at Recreation Center Pools.

EIGHTH 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. Mr. Baier advised that at the February meeting the Board was provided with a copy of the Draft Operating Policies and Procedures for review. Mr. Baier completed an overview of the revised Operating Policies and Procedures document and requested direction from the Board on several sections. Following an in-depth discussion of:

- 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 1.3-6) 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.
- Section 1.3-10) Voting Conflict of Interest: A correction to section "a." will be made to state that "The Board Supervisor would then not vote"

Vice Chairman Nisbett inquired if statutory requirements require that members be physically present in the same location for a quorum or if virtual attendance at a meeting is allowed. Lewis Stone, District Counsel, advised that there is a Statute that allows for remote attendance, in an emergency situation, but as a general rule, that would not be proper practice.

- Section 1.3-11) Board Supervisor Conduct: The Board requested that this section remain in the Operating Policies and Procedures.
- Section 1.5-4) Agenda Format: Maintain current agenda format.

Mr. Baier 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.

NINTH ORDER OF BUSINESS: Long-Term Investment Policy

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). As a result of that analysis, it is recommended that Sumter Landing Community Development District (SLCDD) increase the amount invested in the LTIP, which is consistent with the 15% recommended by the IAC and approved by this Board. If approved by the Board, the LTIP will be increased in the amount of \$597,248 which will be completed in quarterly increments.

Supervisor McDaniel inquired if the 15% should be revisited and potentially increased to 20% or 25%. Mr. Blocker advised that if the Board would like to hold a discussion regarding the District's percentage amount that item could be added to a future agenda for discussion. Supervisor McDaniel requested the percentage be reviewed at a future meeting.

<p>On MOTION by Brad Brown, seconded by Randy McDaniel, with all in favor, the Board approved the \$597,248 increase to the Long-Term Investment Portfolio as of April 1, 2019.</p>
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TENTH ORDER OF BUSINESS: Financial Statements

Anne Hochsprung, Finance Director, provided an overview of the Budget to Actual Statements as of December 31, 2018 and highlighted the following:

- The Sumter Landing Amenities Division (SLAD) Fund revenues are \$24,513,837 which is 33.62% of the annual budget and the expenses are \$26,113,104 which is 37.25% of the annual budget.
- The Fitness Fund total revenues are \$269,011 which is 31.86% of the annual budget and the expenses are \$233,738 which is 18.32% of the annual budget.
- The Lake Sumter Landing Budget revenues are \$508,510 which is 32.08% of the annual budget and the expenses are \$465,054 which is 23.93% of the annual budget.

- The Project Wide Fund revenues are \$4,196,537 which is 33.48% of the annual budget and the expenses are \$3,434,034 which is 25.79% of the annual budget.

ELEVENTH ORDER OF BUSINESS: District Manager Reports

A. PWAC After Agenda

Mr. Baier advised that the After Agenda from the Project Wide Advisory Committee (PWAC) held on March 11, 2019 was included as an attachment and reviewed the items addressed by the Committee.

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. Reminder: District Government Update Meeting

Mr. Baier provided a reminder regarding the District Government Update Meeting which 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.

Vice Chairman Nisbett inquired if there has been any additional update pertaining to the District's request for Federal Emergency Management Agency (FEMA) reimbursement. Mr. Baier advised that the necessary data has been compiled for resubmittal and all appeals have been submitted.

TWELFTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

THIRTEENTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments.

FOURTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 10:59 a.m.

On MOTION by Brad Brown, seconded by Randy McDaniel, with all in favor, the Meeting was adjourned.

Richard J. Baier
Secretary

Mike Berning
Chairman



AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

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

DATE: 4/18/2019

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 Sumter Landing Community Development District and Lester Painting, Inc. for Villa Wall and Sign Wall Painting Services (*PWAC consideration item*).

ANALYSIS/INFORMATION:

On June 11, 2015 Sumter Landing Community Development District 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 9, 2018 for the 1st renewal period of June 13, 2018 through June 12, 2019. The term of Renewal Two 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 on-going 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 Sumter Landing Community Development District and Lester Painting, Inc. for Villa Wall and Sign Wall Painting and authorize the Chairman/Vice Chairman to sign the Agreement.

ATTACHMENTS:

Description	Type
▣ SLCDD Renewal 2 Bid #15B-024-Lester Painting	Exhibit

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

THIS RENEWAL is entered into this 18th day of April, 2019, by and between SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT (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 32196.

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 11, 2015; and

WHEREAS, the District and Contractor entered into Renewal One to the Agreement on May 17, 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.

**SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

By: _____


Print Name

Print Title

Date

Attest

LESTER PAINTING, INC.

By: 

Print Name

Print Title

Date

Attest

Deborah Lester

Vice President

1-22-2019

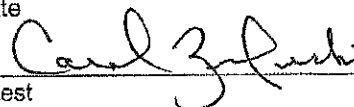


EXHIBIT "A"

DISTRICT #5 PROJECT WIDE WALL AND ENTRY LOCATIONS				
UNIT	TYPE	Est. SQ. FT	Cost Per Sq. Ft.	TOTAL
District #5 PW - Welcome Sign at 466	Hardyboard	1554	\$0.75	\$1,165.50
District #5 PW - Belvadere Blvd/466 Sign Wall	Hardyboard	681	\$0.75	\$510.75
District #5 PW - Buena Vista Blvd & 466	Stucco/Hardyboard	3695	\$0.70	\$2,586.50
DISTRICT #5 PROJECT WIDE GRAND TOTAL				\$4,262.75

SLCDD



AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: Richard J. Baier, District Manager

DATE: 4/18/2019

SUBJECT: **Approval of Lease Agreement with VOC**

ISSUE:

Review and Consideration of a Lease Agreement between Sumter Landing Community Development District and The Villages Operating Company - Flying Biscuit

ANALYSIS/INFORMATION:

Staff was contacted by The Villages Operating Company with a request to lease 611.28 Sq. Ft. located adjacent to the Flying Biscuit restaurant building. The land would be used in conjunction with the business being operated on Building Area 11, 412.10 Sq. Ft. in the front of the building for outdoor seating and 199.18 Sq Ft. behind the building for a cooler. (see attached sketch for description). Staff has reviewed this area, determined it would not be detrimental, and has determined it will further enhance the activities within the district. The Term of the agreement is for five (5) years, and the Lessee would have the option to renew the Lease for five (5) additional five (5) year terms. The rent has been agreed to at \$200 per month with a \$5 per month increase for each renewal term. The lease amount was arrived at based on an analysis of established rental rates and exclusion of a building component so it becomes a land lease. It is believed to be a fair rental rate.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Lease Agreement with The Villages Operating Company.

MOTION: Motion to approve the Lease Agreement with The Villages Operating Company and authorize the Chairman/Vice Chairman to execute the agreement.

ATTACHMENTS:

	Description	Type
▣	Lease Agreement VOC	Cover Memo

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is hereby entered into this _____ day of _____, 2019, by and between **SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose mailing address is 984 Old Mill Run, The Villages, Florida 32162 ("Landlord"), and **THE VILLAGES OPERATING COMPANY**, a Florida corporation, c/o The Villages Commercial Property Management, whose mailing address is 3597 Kiessel Road, The Villages, Florida 32163 ("Tenant").

RECITALS

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, receipt of which is acknowledged, Landlord and Tenant hereby agree as follows:

1. **THE PREMISES:** Landlord leases to Tenant the property described in *Exhibit "A"*, situated in Sumter County, Florida, together with all improvements thereon, and all rights, easements and appurtenances thereto belonging (the "Premises").

2. **TERM:** The Initial Term of this Lease is for five (5) years beginning on _____, 2019 (the "Commencement Date"). The Tenant shall have the option to renew the Lease for five (5) additional five (5) year terms following the expiration of the Initial Term by providing written notice to Landlord (each a "Renewal Term").

3. **RENT:** Tenant agrees to pay Landlord as Rent \$200.00 per month during the Initial Term. Rent for any partial month shall be prorated. Rent will be increased by \$5.00 per month for each Renewal Term. All Rent shall be paid at the address of Landlord, or at such other place as Landlord may designate in writing.

4. **POSSESSION:** Tenant shall be entitled to possession as of the Commencement Date of this Lease, and shall yield possession to Landlord at the termination of this Lease.

5. **USE:** The Premises will be used in conjunction with the business being operated on Building Area 11 according to Plat recorded in Plat Book 13, Pages 22 through 22F, Public Records of Sumter County, Florida.

6. **CARE AND MAINTENANCE:**

A. Tenant takes the Premises as is, except as herein provided.

B. Tenant shall keep the following in good repair, if applicable: roof, exterior walls, foundation, sewer, plumbing, heating, wiring, air conditioning, plate glass, windows and window glass, parking area, driveways, sidewalks, exterior decorating, interior decorating.

Landlord shall not be liable for failure to make any repairs or replacements.

C. Tenant shall maintain the Premises in a reasonable safe, serviceable, clean and presentable condition and shall make all repairs, replacements and improvements to the Premises, INCLUDING ALL CHANGES, ALTERATIONS OR ADDITIONS ORDERED BY ANY LAWFULLY CONSTITUTED GOVERNMENT AUTHORITY DIRECTLY RELATED TO TENANTS USE OF THE PREMISES. Tenant shall make no structural changes or alterations without the prior written consent of Landlord. Unless otherwise provided, and if the Premises included the ground floor, Tenant agrees to remove all obstruction from the sidewalk on or abutting the Premises. Notwithstanding, Tenant shall be permitted to install a grease trap as provided in *Exhibit "B"* attached hereto. The grease trap shall be emptied, maintained and repaired by Tenant's Subtenant.

7. **UTILITIES AND SERVICES:** Tenant shall pay for all utilities and services which may be used on the Premises.

8. **SURRENDER:** Upon the termination of this Lease, Tenant will surrender the Premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant.

9. **ASSIGNMENT AND SUBLETTING:** Landlord acknowledges that Tenant will be conveying its rights under this Lease to the business being operated in Building Area 11.

10. **INSURANCE:** Tenant or Tenant's Subtenant shall obtain commercial general liability insurance in the amount of \$1,000,000.00. This policy shall be endorsed to include the Landlord as an additional insured.

11. **LIABILITY FOR DAMAGE:** Each party shall be liable to the other for all damage to the Premises of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees), except to the extent the loss is insured and subrogation is waived under the owner's policy.

12. **INDEMNITY:** Except for the negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the Premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant.

13. **MECHANIC'S LIENS:** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the Premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the Premises.

14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES:**

EVENTS OF DEFAULT

A. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; (2) failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the Lease; (3) abandonment of the Premises. "Abandonment" means the Tenant has failed to engage in its usual and customary business activities on the Premises for more than fifteen (15) consecutive business days; (4) Institution of voluntary bankruptcy proceedings by Tenant; Institution of Involuntary bankruptcy proceedings in which the Tenant thereafter is adjudged a bankruptcy; assignment for the benefit of creditors of the interest of Tenant under this Lease; appointment of a receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after appointment of the receiver.

NOTICE OF DEFAULT

B. Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in the ten (10) days by diligent efforts of the Tenant, Tenant shall propose an additional period of time in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three (3) notices for the same default within any 365 day period.

REMEDIES

C. In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this Lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this Lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the Premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this Lease to be forfeited and shall give Tenant a written notice of such forfeiture.

15. **EARLY TERMINATION:** Notwithstanding any other provision contained in this Lease, Tenant shall have the unilateral right to terminate this Lease by providing Landlord with three (3) months advance written notice.

16. **NOTICES AND DEMANDS:** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or

other communication, such notice shall be considered given under the terms of this Lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid.

17. **PROVISIONS BINDING:** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year above first written.

LANDLORD:

**SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Richard Baier, District Manager

Print Name _____
Title _____

TENANT:

**THE VILLAGES OPERATING
COMPANY**

By: 
Print Name **Kelsea Morse Manly**
Title **Vice President**

WITNESSES:


Print Name **Doris A. Pardo**


Print Name **Karen L. Crews**

EXHIBIT A
SHEET 1 OF 2

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 1 OF 2

LEGAL DESCRIPTION

AREA 1

THAT PORTION OF DEDICATED AREA C, LAKE SUMTER LANDING DOWNTOWN REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 22, 22-A THROUGH 22-F, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BA-11 OF AFORESAID LAKE SUMTER LANDING DOWNTOWN REPLAT; THENCE ALONG THE EAST LINE OF SAID BA-11 RUN S00°06'15"W, 11.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S00°06'15"W, 22.33 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°53'45"E, 8.92 FEET; THENCE N00°06'15"E, 22.33 FEET; THENCE N89°53'45"W, 8.92 FEET TO THE POINT OF BEGINNING.

AND

AREA 2

THAT PORTION OF BA-11, LAKE SUMTER LANDING DOWNTOWN REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 22, 22-A THROUGH 22-F, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BA-11 OF AFORESAID LAKE SUMTER LANDING DOWNTOWN REPLAT; THENCE ALONG THE NORTH LINE OF SAID BA-11 RUN N89°53'45"W, 41.06 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°06'15"W, 47.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°06'15"W, 12.00 FEET; THENCE N89°53'45"W, 18.37 FEET; THENCE N00°06'15"E, 12.00 FEET; THENCE S89°53'45"E, 18.37 FEET TO THE POINT OF BEGINNING.

AND

AREA 3

THOSE PORTIONS OF BA-11 AND DEDICATED AREA C, LAKE SUMTER LANDING DOWNTOWN REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 22, 22-A THROUGH 22-F, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BA-11 OF AFORESAID LAKE SUMTER LANDING DOWNTOWN REPLAT; THENCE ALONG THE NORTH LINE OF SAID BA-11 RUN N89°53'45"W, 65.59 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°06'15"W, 1.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°06'15"W, 46.67 FEET; THENCE N89°53'45"W, 8.83 FEET; THENCE N00°06'15"E, 46.67 FEET; THENCE S89°53'45"E, 8.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 807.72 TOTAL SQUARE FEET, MORE OR LESS.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS BASED UPON INFORMATION PROVIDED BY CLIENT AND DOES NOT REPRESENT A CURRENT SURVEY. BUILDING SHOWN WAS TAKEN FROM A PREVIOUS AS-BUILT SURVEY.

3/28/19
DATE

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912



SSURVEY NEWS SURVEY PERMIT LEGAL SURVEY BA-11 CANAL ST. SIDEWALK LEASE - 13.1.19

Flying Biscuit

Hand-drawn site plan showing building layout, side walk, and sewer lines. The plan includes a building labeled "1105 & 1101" with a finished floor (F.F.) of 59.85 ±. A side walk runs along the building. Sewer lines are shown with various pipe sizes (8" SDR-35, 6" SDR-35, 6" C/D) and manholes (M.H.). Elevation points are marked, such as "IN/OUT 55.25" and "NEW M.H. RIM = 58.16". A north arrow is present in the top right corner.



AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: Richrd J. Baier, District Manager

DATE: 4/18/2019

SUBJECT: **Approval of Lease Agreement with VOC**

ISSUE:

Review and Consideration of a Lease Agreement between Sumter Landing Community Development District and The Villages Operating Company.

ANALYSIS/INFORMATION:

Staff was contacted by The Villages Operating Company with a request to lease 1,235 Sq. Ft. located adjacent to The Chop House restaurant building. The land would be used in conjunction with the business being operated on Building Area 23, to expand the outdoor seating area (see attached sketch for description). Staff has reviewed this area, determined it would not be detrimental, and has determined it will further enhance the activities within the district. The Term of the agreement is for five (5) years, and the Lessee would have the option to renew the Lease for five (5) additional five (5) year terms. The rent has been agreed to at \$200 per month with a \$5 per month increase for each renewal term. The lease amount was arrived at based on an analysis of established rental rates and exclusion of a building component so it becomes a land lease. It is believed to be a fair rental rate.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Lease Agreement with The Villages Operating Company.

MOTION: Motion to approve the Lease Agreement with The Villages Operating Company and authorize the Chairman/Vice Chairman to execute the agreement.

ATTACHMENTS:

Description	Type
□ Lease Agreement - The Chop House	Cover Memo

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is hereby entered into this _____ day of _____, 2019, by and between **SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose mailing address is 984 Old Mill Run, The Villages, Florida 32162 ("Landlord"), and **THE VILLAGES OPERATING COMPANY**, a Florida corporation, c/o The Villages Commercial Property Management, whose mailing address is 3597 Kiessel Road, The Villages, Florida 32163 ("Tenant").

RECITALS

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, receipt of which is acknowledged, Landlord and Tenant hereby agree as follows:

1. **THE PREMISES:** Landlord leases to Tenant the property described in *Exhibit "A"*, situated in Sumter County, Florida, together with all improvements thereon, and all rights, easements and appurtenances thereto belonging (the "Premises").

2. **TERM:** The Initial Term of this Lease is for five (5) years beginning on _____, 2019 (the "Commencement Date"). The Tenant shall have the option to renew the Lease for five (5) additional five (5) year terms following the expiration of the Initial Term by providing written notice to Landlord (each a "Renewal Term").

3. **RENT:** Tenant agrees to pay Landlord as Rent \$200.00 per month during the Initial Term. Rent for any partial month shall be prorated. Rent will be increased by \$5.00 per month for each Renewal Term. All Rent shall be paid at the address of Landlord, or at such other place as Landlord may designate in writing.

4. **POSSESSION:** Tenant shall be entitled to possession as of the Commencement Date of this Lease, and shall yield possession to Landlord at the termination of this Lease.

5. **USE:** The Premises will be used in conjunction with the business being operated on Building Area 11 according to Plat recorded in Plat Book 13, Pages 22 through 22F, Public Records of Sumter County, Florida.

6. **CARE AND MAINTENANCE:**

A. Tenant takes the Premises as is, except as herein provided.

B. Tenant shall keep the following in good repair, if applicable: roof, exterior walls, foundation, sewer, plumbing, heating, wiring, air conditioning, plate glass, windows and window glass, parking area, driveways, sidewalks, exterior decorating, interior decorating.

14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES:**

EVENTS OF DEFAULT

A. Each of the following shall constitute an event of default by Tenant: (1) Failure to pay rent when due; (2) failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the Lease; (3) abandonment of the Premises. "Abandonment" means the Tenant has failed to engage in its usual and customary business activities on the Premises for more than fifteen (15) consecutive business days; (4) Institution of voluntary bankruptcy proceedings by Tenant; Institution of Involuntary bankruptcy proceedings in which the Tenant thereafter is adjudged a bankruptcy; assignment for the benefit of creditors of the interest of Tenant under this Lease; appointment of a receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after appointment of the receiver.

NOTICE OF DEFAULT

B. Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in the ten (10) days by diligent efforts of the Tenant, Tenant shall propose an additional period of time in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three (3) notices for the same default within any 365 day period.

REMEDIES

C. In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: (1) Termination. Landlord may declare this Lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this Lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the Premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; (2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this Lease to be forfeited and shall give Tenant a written notice of such forfeiture.

15. **EARLY TERMINATION:** Notwithstanding any other provision contained in this Lease, Tenant shall have the unilateral right to terminate this Lease by providing Landlord with three (3) months advance written notice.

16. **NOTICES AND DEMANDS:** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or

EXHIBIT A
SHEET 1 OF 2

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

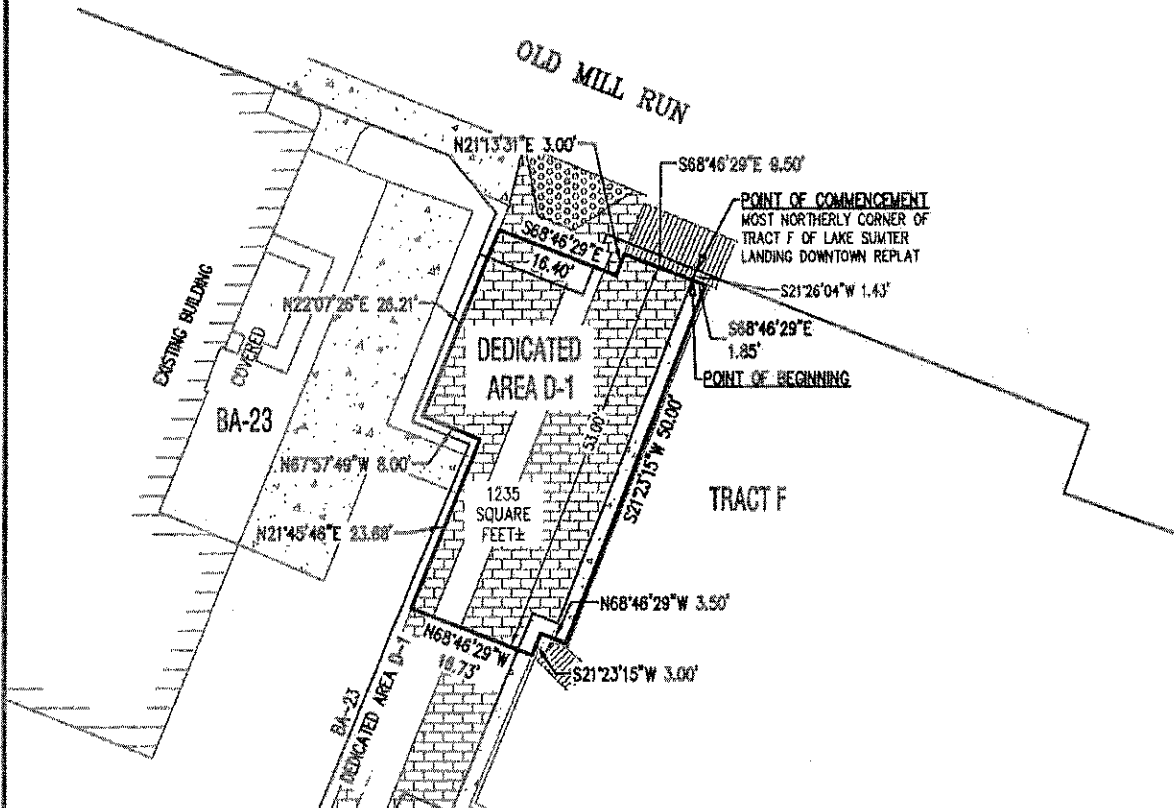
EXHIBIT * A *
SHEET 1 OF 1

LEGAL DESCRIPTION

THOSE PORTIONS OF DEDICATED AREA D-1 AND TRACT F, LAKE SUMTER LANDING DOWNTOWN REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 22 THROUGH 22-F, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF AFORESAID TRACT F; THENCE ALONG THE WESTERLY LINE OF SAID TRACT F RUN S21°28'04"W, 1.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE RUN S88°46'29"E, 1.85 FEET; THENCE S21°23'15"W, 50.00 FEET; THENCE N68°46'29"W, 3.50 FEET; THENCE S21°23'15"W, 3.00 FEET; THENCE N68°46'29"W, 16.73 FEET; THENCE N21°45'46"E, 23.68 FEET; THENCE N67°57'49"W, 8.00 FEET; THENCE N22°07'26"E, 26.21 FEET; THENCE S68°46'29"E, 26.21 FEET; THENCE S68°46'29"E, 16.40 FEET; THENCE N21°13'31"E, 3.00 FEET; THENCE S68°46'29"E, 9.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1235 SQUARE FEET, MORE OR LESS.



GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
3. IMPROVEMENTS SHOWN HEREON ARE BASED RECENT FIELD SURVEY OF SITE FEATURES.

4/11/19
DATE

Kaye M. Jameson
KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912



4450 W. 83RD ROAD • WILDMODE, FL 34708 • (352) 748-3128



AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: Anne Hochsprung, Finance Director

DATE: 4/18/2019

SUBJECT: **Financial Statements**

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

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ Budget to Actuals	Cover Memo
▣ Cash Sheet	Cover Memo

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT								
SUMTER LANDING AMENITIES DIVISION (SLAD)								
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)								
Five (5) Months of Operations - 41.67% of Year								
			Actual Information					
Account Number	Description of Account	Annual Budget	Current Month Actual	Year-to-Date Actual	Year-to-Date Variance	Percent of Annual Budget	Footnotes	
	REVENUES:				Over/(Under)			
341302	Recreation Fees from Developer	249,058	20,755	103,773	(145,285)	41.67%		
341304	Golf Mgmt Fees from Developer	586,140	48,845	244,225	(341,915)	41.67%		
341318	Amenity Fees	67,640,264	5,702,334	28,416,104	(39,224,160)	42.01%		
341300	General Government	68,475,462	5,771,934	28,764,102	(39,711,360)	42.01%		
341905	Property Damage Reimbursements	15,000	-	-	(15,000)	0.00%	A	
341908	Electric Reimbursement	1,500	-	1,574	74	104.93%	B	
341910	Sales Tax Collection Allowance	350	45	215	(135)	61.43%		
341911	Lien Fees	500	-	160	(340)	32.00%		
341918	Access Cards / Keys Fees	325,000	21,935	150,616	(174,384)	46.34%		
341919	Gate Repair Fee	25,000	1,500	15,500	(9,500)	62.00%	C	
341921	Amenity Late Penalty Fee	75,000	5,502	27,740	(47,260)	36.99%		
341999	Miscellaneous Revenue	40,000	33,597	34,919	(5,081)	87.30%	D	
341900	Other General Govt. Charges & Fees	482,350	62,579	230,724	(251,626)	47.83%		
342901	Home / Business Watch Services	15,000	2,091	7,249	(7,751)	48.33%	E	
342902	Security (Futures)	321,019	9,242	82,685	(238,334)	25.76%		
342903	Fire Safety (Futures)	121,274	21,230	50,957	(70,317)	42.02%		
342904	Model Home Check	5,000	-	-	(5,000)	0.00%	F	
342906	Recreation Special Events	200,000	24,188	110,804	(89,196)	55.40%	G	
342900	Other Public Safety Charges & Fees	662,293	56,751	251,695	(410,598)	38.00%		
347203	Daily Trail Fees	529,000	66,084	259,194	(269,806)	49.00%		
347204	Golf Cart Rentals	19,500	2,504	9,629	(9,871)	49.38%		
347205	Green Fees	310,000	39,485	165,935	(144,065)	53.53%		
347208	Annual Trail Fees	1,445,000	127,196	602,239	(842,761)	41.68%		
347210	Dances - Box Office	20,000	-	14,891	(5,109)	74.46%	H	
347215	Lifestyle Events- General	26,000	3,139	9,345	(16,655)	35.94%		
347216	Lifestyle Events- Global	115,000	10,033	43,307	(71,693)	37.66%	I	
347226	Boat Tours	40,500	7,001	22,607	(17,893)	55.82%		
347299	Recreation - Miscellaneous	2,000	934	14,232	12,232	711.60%	J	
347200	Parks & Recreation Fees	2,507,000	256,376	1,141,379	(1,365,621)	45.53%		
361100	Interest Income - Cash Equiv & USB	324,500	89,708	391,936	67,436	120.78%	K	
362002	ATM Lease (Taxable)	15,390	-	15,397	7	100.05%	L	
362006	Vending Machines	6,500	687	2,735	(3,765)	42.08%		
362007	Lease Revenue	168,476	6,529	32,164	(136,312)	19.09%		
362010	Room Rentals- (Taxable)	146,000	19,696	99,503	(46,497)	68.15%	M	
362016	Room Rentals- (Non-Taxable)	3,000	120	1,812	(1,188)	60.40%	M	
362000	Rents and Royalties	339,366	27,032	151,611	(187,755)	44.67%		
364001	Disposal of Fixed Assets	-	-	3,238	3,238	0.00%	N	
365001	Sales of Surplus Materials	-	1,113	3,352	3,352	0.00%	N	
366001	Contributions from the Developer	75,000	-	-	(75,000)	0.00%	O	
	Total Revenues:	\$ 72,865,971	\$ 6,265,493	\$ 30,938,037	\$ (41,927,934)	42.46%		
361306	Unrealized Gain (Loss)- FLGIT	-	15,343	50,633	50,633	0.00%	P	
361307	Unrealized Gain (Loss)- LTIP	-	152,447	(71,919)	(71,919)	0.00%	P	
361309	Unrealized Gain (Loss)-FLFIT	-	(2,076)	(3,107)	(3,107)	0.00%	K	
361404	Realized Gain (Loss)- FMlVT	-	-	50	50	0.00%	Q	
361409	Realized Gain (Loss)- FLFIT	-	7,360	38,710	38,710	0.00%	K	
	Total Resources Available:	\$ 72,865,971	\$ 6,438,567	\$ 30,952,404	\$ (41,913,567)	42.48%		
	EXPENSES:				Under/(Over)			
500310	Professional Services	13,957,423	1,194,947	5,820,794	8,136,629	41.70%		
500320	Accounting & Auditing Services	74,800	20,500	70,050	4,750	93.65%	R	
500340	Other Contractual Services	6,729,696	485,641	2,492,181	4,237,515	37.03%		
500410	Communications & Freight Services	105,389	11,142	28,987	76,402	27.50%		
500430	Utility Services	2,829,076	260,180	1,139,733	1,689,343	40.29%		
500440	Rentals & Leases	58,732	4,514	15,785	42,947	26.88%		
500450	Insurance- Casualty & Liability	693,547	56,048	271,780	421,767	39.19%		
500460	Repair & Maintenance	15,735,335	784,529	4,748,962	10,986,373	30.18%		
500470	Printing & Binding	569,150	43,066	179,219	389,931	31.49%		
500480	Promotional Activities	90,000	1,629	9,437	80,563	10.49%		
500490	Other Current Charges	177,475	2,478	88,247	89,228	49.72%		
500510	Office Supplies	43,000	2,658	10,269	32,731	23.88%		
500520	Operating Supplies	2,634,250	217,684	783,987	1,850,263	29.76%		
500540	Books, Publ, Subscriptions & Training	1,000	-	-	1,000	0.00%		
	Subtotal Operating Expenses	\$ 43,698,873	\$ 3,085,016	\$ 15,659,431	\$ 28,039,442	35.83%		
500622	Capital Outlay - Buildings	600,000	1,000	1,000	599,000	0.17%	S	
500633	Capital Outlay - Infrastructure	190,170	-	-	190,170	0.00%	T	
517710	Debt Service Principal- SLAD Senior Lien Bonds	7,500,000	-	7,500,000	-	100.00%	U	
517721	Debt Service Interest- SLAD Senior Lien Bonds	15,866,058	1,322,171	6,610,861	9,255,197	41.67%		
	Subtotal Non-operating Expenses	\$ 24,156,228	\$ 1,323,171	\$ 14,111,861	\$ 10,044,367	58.42%		
513911	Transfer to General R&R Reserve	2,250,000	187,500	937,500	1,312,500	41.67%		
	Transfers	\$ 2,250,000	\$ 187,500	\$ 937,500	\$ 1,312,500	41.67%		
	Total Expenses	\$ 70,105,101	\$ 4,595,687	\$ 30,708,792	\$ 39,396,309	43.80%		
	Change in Unreserved Net Position	\$ 2,760,870	\$ 1,842,880	\$ 243,612	\$ (2,517,258)			
	Change in Unreserved Net Position indicates a budgeted Addition to Working Capital of \$2,760,870.							

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT							
SUMTER LANDING AMENITIES DIVISION (SLAD)							
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)							
Five (5) Months of Operations - 41.67% of Year							
	Fund Balance Analysis:		Balance Forward 09/30/18	Current Month Actual	Year to Date Actual	Current Balance	
276000	Net Assets, Unrestricted & Unreserved		\$ 5,717,414	\$ 1,842,880	\$ 243,612	\$ 5,961,026	
275002	Restricted Debt Service		1,408,410	-	-	1,408,410	
276004	Net Assets, Unrestricted R & R General		15,683,088	187,500	937,500	16,620,588	
276011	Net Assets, Unrestricted Insurance Reserve		75,000	-	-	75,000	
	Total Fund Balance		\$ 22,883,912	\$ 2,030,380	\$ 1,181,112	\$ 24,065,024	
	Footnotes:						
A:	No property damage revenue recorded year-to-date.						
B:	SECO Electric Reimbursement						
C:	Reimbursement for Gate Repairs are higher than anticipated budget.						
D:	Miscellaneous Revenue includes Copy revenue, Return Check Fees, Reimbursements for FY17-18 Expenses and Annual Bank of America Purchase card rebate.						
E:	Revenue Allocation for Home & Business Watch for the 2018-2019 fiscal year is 36% RAD and 64% SLAD.						
F:	SLAD will receive Model Watch/T-S Revenue for Fenney later in the year.						
G:	Revenue Allocation for the 2018-2019 fiscal year is 36% RAD and 64% SLAD . This month's Special Events for the District include events held at Brownwood Market Square, Lake Sumter Landing Market Square and at Spanish Springs Market Square.						
H:	Dance-Box Office revenue is higher than expected Budget due to New Year's Eve Dances held at various recreation centers.						
I:	Revenue Allocation for the 2018-2019 fiscal year is 36% RAD and 64% SLAD. Global Events include The 5K Race, Outdoor Exp, Senior Games, Camp Villages and Softball Tournament revenue.						
J:	Recreation - Miscellaneous Revenue is running higher than expected budget.						
K:	Interest Income includes monthly interest from CFB, our depository bank, and investments with Florida Cooperative Liquid Assets Security System (FLCLASS), Florida Education Investment Trust Fund (FEITF) and Florida Fixed Income Trust						
		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%	
L:	Annual ATM Lease was billed in January.						
M:	Room Rentals revenues are running higher than expected Budget.						
N:	Auction proceeds from the sale of vehicles and various miscellaneous items owned by the Sumter Landing District.						
O:	SLAD will seek reimbursement from the Developer for insurance, once an invoice is received and paid by the District.						
P:	FLGIT and LTIP Unrealized gain/ loss and rate of return will not be available until next month.						
		Month	FLGIT	LTIP			
		Oct-18	0.96%	-63.06%			
		Nov-18	3.37%	12.39%			
		Dec-18	6.73%	-53.31%			
		Jan-19	4.60%	76.17%			
		Feb-19	-	-			
Q:	FMIvT conducted an audit and determined the District was owed additional realized gain.						
R:	Annual Trustee fees for the 2015 and 2016 Bond Series and FY 17-18 Audit fees						
S:	YTD expenditure is for Fire Station #40 Renovations and budget transfer will be processed later in the year. Budget cost for Replace Roofs at Laurel Manor and Lake Miona Recreation Centers will occur later in the year.						
T:	Budget costs for Replace Bridge at Mangrove Golf Course and Mill and Overlay at Virginia Trace will occur later in the year.						
U:	The annual 2015 and 2016 SLAD Recreation Bond Principal payments were made in October.						

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

FITNESS FUND BUDGET

BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)

Five (5) Months of Operations - 41.67% of Year

	Fund Balance Analysis:	Balance Forward 09/30/18	Current Month Actual	Year to Date Actual	Current Balance		
276000	Net Assets, Unrestricted	3,141,607	66,038	101,311	3,242,918		
247004	Net Assets, Unrestricted R&R General	639,505	8,332	41,676	681,181		
	Total Fund Balance	\$ 3,781,112	\$ 74,370	\$ 142,987	\$ 3,924,099		
	Footnotes:						
A:	Annual Bank of America Purchase card rebate						
B:	Unbudgeted merchandise revenue from head phones.						
C:	Fenney Fitness Memberships revenue is running higher than expected budget.						
D:	Interest Income includes monthly interest from CFB, our depository bank, and investments with Florida Cooperative Liquid Assets Security System (FLCLASS), Florida Education Investment Trust Fund (FEITF) and Florida Fixed Income Trust						
		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:	FLGIT and LTIP Unrealized gain/ loss and Rate of Return will not be available until next month.						
		Month	FLGIT	LTIP			
		Oct-18	0.96%	-63.06%			
		Nov-18	3.37%	12.39%			
		Dec-18	6.73%	-53.31%			
		Jan-19	4.60%	76.17%			
		Feb-19	--	--			
F:	FMIvT conducted an audit and determined the District was owed additional realized gain.						
G:	Cash shortages and overages incurred at various fitness centers.						

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT								
LAKE SUMTER LANDING (LSL) BUDGET								
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)								
Five (5) Months of Operations - 41.67% of Year								
Account Number	Description of Account	Annual Budget	Current Month Actual	Year-to-Date Actual	Year-to-Date Variance	Percent of Annual Budget	Footnotes	
	REVENUES:				Over/(Under)			
325214	CAM & Road Maintenance Assessments	\$ 1,550,185	\$ 129,183	\$ 645,904	\$ (904,281)	41.67%		
341999	Miscellaneous Revenue	12,000	6,839	10,839	(1,161)	90.33%	A	
361100	Interest Income - Cash Equiv	4,300	671	3,334	(966)	77.53%	B	
362012	Rents & Leases/T-S	14,125	325	9,150	(4,975)	64.78%	C	
362023	Rents & Leases/NT-S	4,721	394	1,967	(2,754)	41.66%	D	
	Total Revenues:	\$ 1,585,331	\$ 137,412	\$ 671,194	\$ (914,137)	42.34%		
361306	Unrealized Gain (Loss)- FGLIT	-	2,246	7,412	7,412	0.00%	E	
361307	Unrealized Gain or Loss- LTIP	-	25,372	(11,970)	(11,970)	0.00%	E	
361309	Unrealized Gain or Loss- FLFIT	-	(472)	(706)	(706)	0.00%	B	
361404	Realized Gain (Loss)- FMlVT	-	-	12	12	0.00%	F	
361409	Realized Gain (Loss)- FLFIT	-	1,673	8,799	8,799	0.00%	B	
	Total Available Sources:	\$ 1,585,331	\$ 166,231	\$ 674,741	\$ (910,590)	42.56%		
	EXPENSES :				Under/(Over)			
539311	Management Fee	\$ 147,376	\$ 12,281	\$ 61,409	\$ 85,967	41.67%		
539312	Engineering Services	7,500	-	-	7,500	0.00%		
539318	Technology Services	2,807	234	1,169	1,638	41.65%		
539319	Other Professional Services	15,718	912	3,722	11,996	23.68%		
	Professional Services	173,401	13,427	66,300	107,101	38.24%		
539341	Janitorial Services	137,940	-	34,648	103,292	25.12%		
539343	Systems Management Support	108,750	5,620	18,046	90,704	16.59%		
	Other Contractual Services	246,690	5,620	52,694	193,996	21.36%		
539431	Electricity	197,024	14,984	75,200	121,824	38.17%		
539433	Water & Sewer	13,034	1,027	5,257	7,777	40.33%		
539434	Irrigation Water	15,758	478	2,958	12,800	18.77%		
539435	Irrigation Phones	1,000	212	429	571	42.90%		
539437	Chilled Water	8,188	81	1,534	6,654	18.73%		
	Utilities Services	235,004	16,782	85,378	149,626	36.33%		
539444	Storage Unit Rental	1,200	95	285	915	23.75%		
	Rental & Leases	1,200	95	285	915	23.75%		
539461	Equipment Maintenance	1,350	-	-	1,350	0.00%		
539462	Building/Structure Maintenance	342,550	20,460	112,717	229,833	32.91%		
539463	Landscape Maintenance- Recurring	265,467	18,217	72,867	192,600	27.45%		
539464	Landscape Maintenance- Non-Recurring	167,761	23,625	35,609	132,152	21.23%		
539468	Irrigation Repair	4,000	158	5,342	(1,342)	133.55%	G	
539469	Other Maintenance	283,700	4,538	77,153	206,547	27.20%		
	Repairs & Maintenance Services	1,064,828	66,998	303,688	761,140	28.52%		
539498	Project Wide Fees	96,706	8,058	40,300	56,406	41.67%		
539499	Miscellaneous Current Charges	15,000	5,000	11,240	3,760	74.93%	H	
	Other Current Charges	111,706	13,058	51,540	60,166	46.14%		
539522	Operating Supplies	4,200	-	291				

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT							
LAKE SUMTER LANDING (LSL) BUDGET							
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)							
	Fund Balance Analysis:		Balance Forward 09/30/18	Current Month Actual	Year to Date Actual	Current Balance	
284000	Unassigned		602,784	46,229	89,685	692,469	
282004	Committed R&R General		853,307	-	-	853,307	
282005	Committed R&R Roads		590,781	4,022	20,119	610,900	
	Total Fund Balance		\$ 2,046,872	\$ 50,251	\$ 109,804	\$ 2,156,676	
	Footnotes:						
A:	YTD Miscellaneous Revenue includes receipts for Kiosk agreement and Annual Bank of America Purchase card rebate.						
B:	Interest Income includes monthly interest from CFB, our depository bank, and investments with Florida Cooperative Liquid Assets Security System (FLCLASS), Florida Education Investment Trust Fund (FEITF) and Florida Fixed Income Trust.						
			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%
C:	Rents and Leases/T-S revenue includes the Continuing Use Agreement with VLS for Lake Sumter Landing Market Square. Three bills are issued for normal use. The first invoice is issued in October for the period of October through December in the amount of \$2,300, the second for January through June in the amount of \$4,525 and the third for July to September in the amount of \$2,300. Additional Revenue is earned for the additional use of the Market Square outside the normal agreement schedule.						
D:	Rents and Leases/NT-S revenue includes leases for RJ Gators and Cody's.						
E:	FLGIT and LTIP Unrealized gain/ loss and Rate of Return will not be available until next month.						
			Month	FLGIT	LTIP		
			Oct-18	0.96%	-63.06%		
			Nov-18	3.37%	12.39%		
			Dec-18	6.73%	-53.31%		
			Jan-19	4.60%	76.17%		
			Feb-19	-	-		
F:	FMIvT conducted an audit and determined the District was owed additional realized gain.						
G:	Majority of YTD expense is for Old Mill Drainage project and budget transfer will be processed later in the fiscal year.						
H:	The majority of Miscellaneous Current Charges is from installation and removal of Christmas decorations.						
I:	Budget cost for Kayak and Boat Launch will occur later in the year.						
J:	YTD expenditures are for the Security Camera Project.						

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT
SUMTER LANDING PROJECT WIDE BUDGET
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)
Five (5) Months of Operations - 41.67% of Year

Account Number	Description of Account	Annual Budget	Actual Information		Year-to-Date Variance	Percent of Annual Budget	Footnotes
			Current Month Actual	Year-to-Date Actual			
	REVENUES:				Over/(Under)		
337401	Sumter Co Road Agreement	\$ 355,569	\$ -	\$ 88,891	\$ (266,678)	25.00%	A
338026	Project Wide Fee from District #5	1,693,538	141,128	705,642	(987,896)	41.67%	
338027	Project Wide Fee from District #6	1,879,698	156,641	783,211	(1,096,487)	41.67%	
338028	Project Wide Fee from District #7	1,197,929	99,827	499,140	(698,789)	41.67%	
338029	Project Wide Fee from District #8	1,344,195	112,016	560,083	(784,112)	41.67%	
338030	Project Wide Fee from District #9	1,526,723	127,226	636,141	(890,582)	41.67%	
338031	Project Wide Fee from District #10	1,942,554	161,879	809,401	(1,133,153)	41.67%	
338032	Project Wide Fee from Lake Sumter Landing	96,706	8,058	40,300	(56,406)	41.67%	
338054	Project Wide Fee from District #11	651,547	54,295	271,482	(380,065)	41.67%	
338094	Project Wide Fees from Brownwood	209,125	17,427	87,136	(121,989)	41.67%	
338101	Project Wide Fee from District #12	1,546,066	128,838	644,200	(901,866)	41.67%	
338000	Shared Revenue From Other Local Govts.	12,088,081	1,007,335	5,036,736	(7,051,345)	41.67%	
341905	Property Damage Reimbursement	-	175	4,671	4,671	0.00%	B
341999	Miscellaneous Revenue	42,263	8,802	60,013	17,750	142.00%	C
341900	Other General Governmental Charges & Fees	42,263	8,976	64,683	22,420	153.05%	
361100	Interest Income - Cash Equiv	48,000	6,324	28,862	(19,138)	60.13%	D
	Total Revenues:	\$ 12,533,913	\$ 1,022,635	\$ 5,219,172	\$ (7,314,741)	41.64%	
361306	Unrealized Gain (Loss)- FLGIT	-	7,164	23,642	23,642	0.00%	E
361307	Unrealized Gain or Loss- LTP	-	68,642	(32,383)	(32,383)	0.00%	E
361309	Unrealized Gain or Loss- FLFIT	-	(1,049)	(1,570)	(1,570)	0.00%	D
361404	Realized Gain (Loss)- FMInvT	-	-	25	25	0.00%	F
361409	Realized Gain (Loss)- FLFIT	-	3,721	19,571	19,571	0.00%	D
	Total Sources:	\$ 12,533,913	\$ 1,101,113	\$ 5,228,457	\$ (7,305,456)	41.71%	
	EXPENSES (Cash Basis):				Under/(Over)		
539311	Management Fees	\$ 485,849	\$ 40,487	\$ 202,440	\$ 283,409	41.67%	
539312	Engineering Services	40,000	3,821	26,271	13,729	65.68%	G
514313	Legal Services	-	-	4,304	(4,304)	0.00%	H
539318	Technology Services	10,315	860	4,295	6,020	41.64%	
539319	Other Professional Services	441,117	16,746	67,890	373,227	15.39%	
500310	Professional Services	977,281	61,914	305,200	672,081	31.23%	
539343	Systems Management Support	37,940	3,105	19,476	18,464	51.33%	
539349	Misc. Contractual Services	-	2,610	6,192	(6,192)	0.00%	I
500343	Other Contractual Services	37,940	5,715	25,668	12,272	67.65%	
539412	Postage	-	-	35	35	0.00%	J
539410	Communications & Freight Services	-	-	35	35	0.00%	
539431	Electricity	687,930	52,040	258,653	429,277	37.60%	
539434	Irrigation Water	737,264	28,249	178,447	558,817	24.20%	
539435	Irrigation Phones	-	227	465	(465)	0.00%	K
500430	Utility Services	1,425,193	80,517	437,565	987,629	30.70%	
539442	Equipment Rental	1,000	-	200	800	20.00%	
500440	Rental & Leases	1,000	-	200	800	20.00%	
539461	Equipment Maintenance	1,600	-	-	1,600	0.00%	
539462	Building/Structure Maintenance	524,718	55,573	144,404	380,314	27.52%	
539463	Landscape Maintenance- Recurring	5,684,656	329,205	1,946,425	3,738,231	34.24%	
539464	Landscape Maintenance- Non-Recurring	407,661	51,659	185,055	222,606	45.39%	
539468	Irrigation Repair	228,452	20,836	48,304	180,148	21.14%	
539469	Other Maintenance	3,740,715	172,569	1,036,189	2,704,526	27.70%	
500460	Repair & Maintenance	10,587,802	629,843	3,360,377	7,227,425	31.74%	
539471	Printing & Binding	500	-	2	498	0.40%	
500471	Printing & Binding	500	-	2	498	0.40%	
539522	Operating Supplies	4,000	1,228	1,347	2,653	33.68%	
539524	Non-Capital FF&E	1,800	-	-	1,800	0.00%	
500520	Operating Supplies	5,800	1,228	1,347	4,453	23.22%	
	Subtotal Operating Expenses	\$ 13,035,517	\$ 779,217	\$ 4,130,394	\$ 8,905,123	31.69%	
539633	Capital Outlay Expenses- Infrastructure	280,642	8,404	91,261	189,381	32.52%	L
	Subtotal Non-operating Expenses	\$ 280,642	\$ 8,404	\$ 91,261	\$ 189,381	32.52%	
	Total Expenses	\$ 13,316,159	\$ 787,621	\$ 4,221,655	\$ 9,094,504	31.70%	
369901	Change in Unreserved Net Position	\$ (782,246)	\$ 313,492	\$ 1,006,802	\$ 1,789,048		
	Change in Unreserved Net Position indicates a budgeted Use of Working Capital of (\$721,850) and Lake Miona LT Maint (\$60,396).						

SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT						
SUMTER LANDING PROJECT WIDE BUDGET						
BUDGET TO ACTUAL STATEMENT AS OF: February 28, 2019 (Unaudited)						
Five (5) Months of Operations - 41.67% of Year						
	Fund Balance Analysis:	Balance Forward 09/30/18	Current Month Actual	Year to Date Actual	Current Balance	
284000	Unassigned	\$ 4,796,620	\$ 313,492	\$ 1,000,802	\$ 5,797,422	
282004	Committed R&R General	2,112,220	-	-	2,112,220	
282012	Committed Enc	60,396	-	6,000	66,396	
	Total Fund Balance	\$ 6,969,236	\$ 313,492	\$ 1,006,802	\$ 7,976,038	
	Footnotes:					
A:	Project Wide Fund will receive a portion of the Right of Way revenue this fiscal year. Invoices are issued at the end of each quarter.					
B:	Reimbursement for Property Damage. Revenue is not budgeted due to the uncertainty of the revenue stream.					
C:	YTD Miscellaneous Revenue includes receipts for annual CPM Maintenance agreements, Lake Miona Conservation Easement maintenance plan and Annual Bank of America Purchase card rebate.					
D:	Interest Income includes monthly interest from CFB, our depository bank, and investments with Florida Cooperative Liquid Assets Security System (FLCLASS), Florida Education Investment Trust Fund (FEITF) and Florida Fixed Income Trust (FLFIT).					
		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:	FLGIT and LTIP Unrealized gain/ loss and Rate of Return will not be available until next month.					
		Month	FLGIT	LTIP		
		Oct-18	0.96%	-63.06%		
		Nov-18	3.37%	12.39%		
		Dec-18	6.73%	-53.31%		
		Jan-19	4.60%	76.17%		
		Feb-19	--	--		
F:	FMIvT conducted an audit and determined the District was owed additional realized gain.					
G:	Majority of YTD expenses are for Water Resource Management and Tunnel Guide Sign Project.					
H:	Unbudgeted legal services. Majority of YTD expenses are for Review of Board Meeting items by Stone and Gerken.					
I:	Expenditures are for administrative services provided by Disaster Law and Consulting, LLC to assist with FEMA matters related to Hurricane Irma.					
J:	Unbudgeted postage to ship plant samples.					
K:	Irrigation Phone expenditure is higher than budget due to the delay in conversion to the Maxicom system which does not require phones.					
L:	YTD expenditures are for Fence replacement (\$72,103), Pipe Rehabilitation (\$12,624), Drainage Improvements (\$6,517), and Maxicom systems conversion (\$17).					



**CASH AND INVESTMENT SUMMARY
AS OF FEBRUARY, 2019**

Fund Code	Account Name	Bank	Balance as of 10/1/18	Current Balance	Reconciled Yes/No
SUMTER LANDING AMENITIES DISTRICT (SLAD)					
431	Operating Cash	CFB	2,898,152.34	586,776.75	Yes
431	Golf	CFB	37,349.71	115,934.68	Yes
431	Cash - SBA LGIP - Opns	SBA		-	Yes
431	Cash Equiv - FLCLASS	FLCLASS	24,607,632.59	31,166,908.17	Yes
431	Cash Equiv - FEITF	FEITF	4,945,464.80	4,995,813.66	Yes
431	Cash-FL-FIT	FLFIT	3,540,713.63	3,576,316.92	Yes
431	Cash-FMIVT 1-3 Yr	FMIVT		-	Yes
431	Cash - FLGIT	FLGIT	3,814,328.99	3,864,961.68	Yes
431	Cash - LTIP USB	USB	2,626,187.68	2,554,267.90	Yes
	Sub-total Checking		42,469,829.74	46,860,979.76	
431	Interest 2015	USB-SBA	1,162,716.48	966,686.37	Yes
431	Principal 2015	USB-SBA	1,722,411.82	752,674.46	Yes
431	TB Redemption 2015	USB-SBA		-	Yes
431	Reserve 2015	USB-SBA		-	Yes
431	Renew & Repl 2015	USB-SBA	261,331.64	264,194.23	Yes
431	Acquisition 2015	USB-SBA		-	Yes
431	Redemption 2015	USB-SBA		-	Yes
431	Sr Interest 2016	USB-SBA	6,241,909.10	5,204,517.75	Yes
431	Sr Principal 2016	USB-SBA	5,389,871.44	2,356,507.36	Yes
431	Sr Reserve 2016	USB-SBA		-	Yes
431	Renew & Repl 2016	USB-SBA	987,945.33	1,045,001.66	Yes
431	Sub Interest 2016	USB-SBA	730,823.32	604,413.97	Yes
431	Sub Principal 2016	USB-SBA	499,028.74	220,449.40	Yes
431	Sub Reserve 2016	USB-SBA		-	Yes
431	Project 2016	USB-SBA	60.54	61.20	Yes
431	COI 2016	USB-SBA		-	Yes
431	NP Guaranty 2016	USB-SBA		2.20	Yes
	Sub-total Debt Service		16,996,098.41	11,414,508.60	Yes
	TOTAL - SLAD		59,465,928.15	58,275,488.36	



**CASH AND INVESTMENT SUMMARY
AS OF FEBRUARY, 2019**

SUMTER LANDING FITNESS (SL-FIT)					
434	Cash Operating	CFB	192,520.13	211,340.48	Yes
434	Cash - SBA- Fitness	SBA		-	Yes
434	Cash Equiv - FLCLASS	FLCLASS	1,064,796.95	1,189,229.86	Yes
434	Cash Equiv - FEITF	FEITF	568,762.89	574,553.36	Yes
434	Cash-FL-FIT	FLFIT	775,979.71	783,782.50	Yes
434	Cash- FMIVT 1-3 Yr	FMIVT		-	Yes
434	Cash FLGIT	FLGIT	790,441.38	800,933.96	Yes
434	Cash LTIP USB	USB	545,823.96	530,876.23	Yes
	Sub-total Operating		3,938,325.02	4,090,716.39	
	TOTAL - FITNESS		3,938,325.02	4,090,716.39	

LAKE SUMTER LANDING (LSL)					
131	Cash Operating	CFB	84,142.82	128,207.10	Yes
131	Cash - SBA LGIP - Opns	SBA		-	Yes
131	Cash Equiv - FLCLASS	FLCLASS	254,086.27	267,282.41	Yes
131	Cash-FL-FIT	FLFIT	804,780.89	812,873.29	Yes
131	Cash - FMIVT 1-3 Yr	FMIVT		-	Yes
131	Cash-FLGIT	FLGIT	558,376.98	565,789.06	Yes
131	Cash LTIP USB	USB	437,082.51	425,112.73	Yes
	Sub-total Operating		2,138,469.47	2,199,264.59	
	TOTAL - LSL		2,138,469.47	2,199,264.59	

SUMTER LANDING PROJECT-WIDE (PW)					
132	Cash Operating	CFB	112,163.48	189,859.73	Yes
132	Cash - SBA LGIP - Opns	SBA		-	Yes
132	Cash Equiv - FLCLASS	FLCLASS	728,290.28	2,257,150.20	Yes
132	Cash Equiv - FEITF	FEITF	1,054,409.51	1,065,144.25	Yes
132	Cash-FL-FIT	FLFIT	1,790,102.22	1,808,102.42	Yes
132	Cash - FMIVT 1-3 Yr	FMIVT		-	Yes
132	Cash FLGIT	FLGIT	1,781,022.08	1,804,663.97	Yes
132	Cash LTIP USB	USB	1,182,489.69	1,150,106.48	Yes
	Sub-total Operating		6,648,477.26	8,275,027.05	
	TOTAL - PW		6,648,477.26	8,275,027.05	

Grand Totals

72,191,199.90	72,840,496.39
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AGENDA REQUEST

TO: Board of Supervisors
Sumter Landing Community Development District

FROM: District Staff

DATE: 4/18/2019

SUBJECT: **PWAC After Agenda**

ISSUE: PWAC After Agenda

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ PWAC After Agenda	Cover Memo



*District 5 - Chuck Wildzunus, Primary; Jerry Knoll, Alternate
District 6 - Peter Moeller (C), Primary; Tom Griffith, Alternate
District 7 - Jerry Vicenti, Primary; Dennis Broedlin, Alternate
District 8 - Dennis Hayes (VC), Primary; Phil Walker, Alternate
District 9 - Steve Brown, Primary; Dave Green, Alternate
District 10 - Don Wiley, Primary; Ken Lieberman, Alternate
District 11 - Patty Hoxie, Primary; Allen Vanover, Alternate
Brownwood CDD - Ken Stoff, Primary*

***Project Wide Advisory
Committee***

***Monthly Board Meetings held
at:***

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

AFTER AGENDA

April 8, 2019
8:30 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 – **A Representative from Districts 5-7, 9-11 and Brownwood were in attendance.**
 - B. Pledge of Allegiance
 - C. Observation of Moment of Silence
 - D. Welcome Meeting Attendees
 - E. Audience Comments

Project Wide Fund

CONSENT AGENDA: **Approved with no discussion**

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 11, 2019.

3. [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 Sumter Landing Community Development District and Lester Painting, Inc. for Villa Wall and Sign Wall Painting Services to the Sumter Landing Community Development District Board.

OLD BUSINESS:

4. [Old Business Status Update - PWF](#)

Old Business Status Update - Project Wide Fund

INFORMATIONAL ITEMS ONLY:

5. [Financial Statements - PWF](#)

Budget to Actual Statements as of February 28, 2019 - Project Wide Fund

6. [Project Wide Fund: Capital Projects Work Plan](#)

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

Sumter Landing Amenities Division Fund

OLD BUSINESS:

7. [Old Business Status Update - SLAD](#)

Old Business Status Update - Sumter Landing Amenities Division

- **LED Lighting has been installed at all postal facilities.**
- **Staff does not recommend installing additional lighting at pools when they are closed. Staff will present a lighting policy at a future meeting.**

8. [Amenity Fee Deferral Rate Discussion](#)

Amenity Fee Deferral Rate Discussion – **Staff presented a PowerPoint which provided an overview from the Joint Workshop that was held on March 20, 2019; a review of the 10 year forecast for revenues and expenditures and a review 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). At the Committee's request, Staff will provide the number of guests annually to identify the amount of revenue that could be achieved if a fee for guests were to be instituted. Staff will provide at the April 15, 2019 joint meeting. Following discussion the consensus of the Committee was to remove the deferral cap.**

INFORMATIONAL ITEMS ONLY:

9. [Financial Statements - SLAD](#)

Financial Statements as of February 28, 2019 - Sumter Landing Amenities Division Fund

10. [SLAD Fund: Capital Projects Work Plan](#)

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

REPORTS AND INPUT:

11. District Manager Reports

- A. [Multi-Modal Path Wayfinding Signage](#) – Locates for the new signage will begin in 2-3 weeks and it is anticipated that the wayfinding signage installation will be completed in 4-6 weeks.

12. Supervisor Comments

Supervisor Wiley inquired if any consideration is being made to the Putt and Play facility in the Village of Fenney due to parking concerns. Staff advised that the Developer is aware of the concerns and is waiting to see how the City of Wildwood Parking Ordinance addresses the concerns.

13. Adjourn – **The meeting was adjourned at 9:55 a.m.**

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) 751-6700 at least five calendar days