



Seat 1 - Jim Boyd, Supervisor
Seat 2 - Kenneth Lieberman, Vice Chairman
Seat 3 - Donald Wiley, Chairman
Seat 4 - Steve Bova, Supervisor
Seat 5 - Christine Bradshaw, Supervisor

Monthly Board Meetings are held at:

Savannah Recreation Center
1545 Buena Vista Blvd.
The Villages, Florida 32162

AGENDA

July 15, 2021

3:00 PM

The District encourages citizen participation in the democratic process and recognizes and protects the right of freedom of speech afforded to all. As the Board conducts the business of the District, rules of civility shall apply. District Board Supervisors, Staff members, and members of the public are to communicate respectfully. It is preferred that persons speak only when recognized by the Board Chair and, at that time, refrain from engaging in personal attacks or derogatory or offensive language. Persons who are deemed to be disruptive and negatively impact the efficient operation of the meeting shall be subject to removal after two verbal warnings.

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 from the Meeting held on June 3, 2021 and the Budget Workshop held on May 17, 2021
3. Annual Renewal of Agreement 2021-2022

Review and approval of Annual Agreement Renewal for the Village Community Development District #10 Board.
4. Resolution 21-05 - Assistant Secretary

Adoption of Resolution 21-05 designating Kenneth C. Blocker as Assistant Secretary.

NEW BUSINESS:

5. Amendment Two and Renewal Two to ITB #18B-016 with Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting

Review and approval of Amendment Two and Renewal Two to the Agreement ITB #18B-016 between Village Community Development District #10 and Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting.

6. Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements

Review and discussion pertaining to the Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements.

OLD BUSINESS:

7. Old Business Status Update

Old Business Status Update - July 15, 2021

INFORMATIONAL ITEMS ONLY:

8. Financial Statements

Financial Statements as of May 31, 2021

9. DPM Monthly Report

10. Deed Compliance Statistics

Deed Compliance Statistics March 1, 2017 through May 31, 2021.

REPORTS AND INPUT:

11. District Manager Reports

- A. Wetland Cuttings
- B. CDD Orientation & Resident Academy
- C. Momentum Meeting
- D. Government Day
- E. Community Watch Accreditation
- F. Sumter County BOCC Fire & EMS Study Committee

12. District Counsel Reports

- A. Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements
- B. Executive Session

13. Supervisor Comments

- A. District 10 Chairman Wiley: PWAC After Agenda

14. Adjourn

HOSPITALITY * STEWARDSHIP * INNOVATION & CREATIVITY * HARD WORK

NOTICE

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

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Jennifer Farlow, District Clerk

DATE: 7/15/2021

SUBJECT: **Approval of the Minutes**

ISSUE: Approval of the Minutes from the Meeting held on June 3, 2021 and the Budget Workshop held on May 17, 2021

ANALYSIS/INFORMATION: Staff requests approval of the Minutes from the Meeting held on June 3, 2021 and the Budget Workshop held on May 17, 2021.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes from the Meeting held on June 3, 2021 and the Budget Workshop held on May 17, 2021.

MOTION: Motion to approve the Minutes from the Meeting held on June 3, 2021 and the Budget Workshop held on May 17, 2021.

ATTACHMENTS:

Description	Type
☐ Minutes - June 3, 2021	Cover Memo
☐ Minutes - May 17, 2021	Cover Memo

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

A Meeting of the Board of Supervisors of Village Community Development District No. 10 was held on Thursday, June 3, 2021 at 3:00 p.m. at the Savannah Recreation Center, 1545 Buena Vista Blvd., The Villages, Florida, 32162.

Board members present and constituting a quorum:

Don Wiley	Chairman
Ken Lieberman	Vice Chairman
Christine Bradshaw	Supervisor
Jim Boyd	Supervisor
Steve Bova	Supervisor

Staff Present:

Kenny Blocker	Deputy District Manager
Carrie Duckett	Assistant District Manager
Mark Brionez	District Counsel
Barbara Kays	Budget Director
Anne Hochsprung	Finance Director
Bruce Brown	District Property Management Director
Mark LaRock	Purchasing Director
Brittany Wilson	Director of Technology and Board Support Services
Candy Dennis	Community Standards Manager
Jennifer Farlow	District Clerk
Katie Evans	Assistant to the District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Wiley called the meeting to order at 3:00 p.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 Moment of Silence

The Board observed a moment of silence to acknowledge those individuals who have served our Country and community.

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

Bill Cammack, Village of Lake Deaton, requested clarification on the tax for potable water; however, not irrigation water or sewer water. Kenny Blocker, Deputy District Manager, advised the tax included is due from the original agreement which was signed and was included with the City of Wildwood and the original builder. Mr. Blocker stated the tax is received by the City of Wildwood.

Bruce Hacker, Village of Charlotte, inquired if the Board was assessing an increase to the maintenance fees. Chairman Wiley advised an increase is included in the proposed budget and would be discussed further in the agenda.

CONSENT AGENDA:

Chairman Wiley 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 is required unless desired by a Board Supervisor or a member of the public.

On MOTION by Ken Lieberman, seconded by Jim Boyd, with all in favor, the Board approved the following items included on the Consent Agenda:
SECOND ORDER OF BUSINESS: Approval of the Minutes from the Board Meeting held on May 20, 2021.
THIRD ORDER OF BUSINESS: Approval of the Assignment of Agreement RFP #18P-020 Disaster Debris Removal and Disposal Services (Tertiary) with Miller Pipeline, LLC and authorized the Chairman/Vice Chairman to execute the Agreements.

FOURTH ORDER OF BUSINESS: Adoption of Resolution 21-04: Fiscal Year 2021/22 Proposed Budget

Ms. Kays, Budget Director, advised the Board reviewed the budget in detail at the May 17, 2021 Budget Meeting where the Board directed Staff to include an 8% increase in maintenance assessment revenue. Ms. Kays stated the change is reflected in the Proposed Budget that has been presented to the Board. Ms. Kays advised the proposed operating budget is \$3,603,135 which is an increase of \$207,676 or 6% from the current year original budget. At this time, Staff is recommending adoption of Resolution 21-04 to approve the Fiscal Year 2021/22 Proposed Budget and setting the public hearing to approve the Fiscal Year 2021/22 Final Budget for September 13, 2021 at 3:00 p.m. at the Savannah Recreation Center.

Chairman Wiley provided an overview of the District 10 maintenance assessment history and the decision to raise the rate by 8% as information to the residents in attendance.

Vice Chairman Lieberman expressed thoughts on the 8% raise after speaking to residents and his idea of having a few smaller increases, rather than the 8% increase.

Supervisor Bradshaw stated she was in support of the 8% increase and the increase would affect her by only \$3 a month.

Ms. Kays advised with the 8% increase the smallest change would be \$21, the majority of the units would increase approximately \$30 - \$40 and the largest change would be \$90 a year.

Supervisor Boyd advised he would be in support of a smaller increase.

Mr. Blocker advised Staff provided information at the Budget Workshop in regards to a smaller percentage increase and following discussion, was directed by the Board to proceed with the 8% increase.

<p>On MOTION by Christine Bradshaw, seconded by Steve Bova, with four (4) Supervisors voting “Aye” and Ken Lieberman voting “Nay”, the Board adopted Resolution 21-04 to approve the Fiscal Year 2021/22 Proposed Budget and set the public hearing to adopt the Fiscal Year 2021/22 Final Budget for September 13, 2021 at 3:00 p.m. at the Savannah Recreation Center.</p>

FIFTH ORDER OF BUSINESS: Old Business Status Update

Mr. Blocker provided the following updates on Old Business:

- Callahan and Belle Glade Villas: Bruce Brown, District Property Management (DPM) Director, advised that Staff continues to monitor the project results to determine the effects of the lowering of the groundwater level beneath the villa roads. Staff responded to Supervisor inquiries.
- Holiday Decoration Policy Revision: This item will remain on Old Business, as requested previously by the Board.
- Unauthorized Cutting of Preserve Areas behind Valleybrook Way: An update will be provided under District Counsel Reports.
- Request PWAC to consider installation of lights at Hillsborough Postal Facility sign: Request will be made to PWAC at an upcoming meeting.

**SIXTH ORDER OF BUSINESS: Case No. D10-02-21 VCCDD No. 10 vs Myers Hand,
3610 Enterprise Drive**

A. District Counsel Overview of Public Hearing Process

Mark Brionez, District Counsel, provided an overview of the Public Hearing process as information to the Board and residents in attendance.

B. Swearing In of Those Providing Evidence/Testimony

Jennifer Farlow, District Clerk, administered the swearing-in of those individuals who identified that they would be providing evidence and/or testimony in this case.

C. Open Public Hearing

Chairman Wiley opened the Public Hearing at 3:45 p.m.

D. Staff Presentation of the Facts

Candy Dennis, Community Standards Manager, advised that Case No. D10-02-21, Village Community Development District (VCDD) No. 10 vs. Myers Hand and Minora Hand, 3610 Enterprise Court, Unit 188, Lot 13, is in violation of the District's Rule to Bring About Deed Compliance and specifically, the Rule that states: "2.7: In an effort to protect limited natural resources, all Homesites shall remain with the same quantity and style of water-conservative, drought tolerant sod and landscape as originally provided by the Developer. Notwithstanding, Owners are encouraged to and may add landscape that is more water-conservative and drought-tolerant than originally provided, however, any

such alteration to areas visible from roadways or golf courses must receive prior written approval. 2.12: Owners shall keep their Homesites neat and clean and the grass cut, irrigated and edged at all times. The Homesite Owner shall have the obligation to mow and maintain the unpaved area between an adjacent roadway or walkaway located in the road right of way and the Owner's Homesite. If an Owner does not adhere to this regulation, then the work may be performed on behalf of the Owner, and the cost shall be charged to the Owner." On April 7, 2021 a complaint was received regarding the Home/Lot not kept in accordance with ARC application #68900 and on April 8, 2021 the violation was verified and a Deed Restriction Reminder was written. Ms. Dennis advised that after following the Procedures for Compliance of External Deed Restrictions, a Notice of Public Hearing was sent regular mail and certified mail and the property was posted on May 17, 2021. Staff has spoken with the owner who indicated he was having several issues and stated he is working on cleaning up the property and needed a few more months. Staff informed the owner that Staff does not have the authority to grant him that much time. The utilities are current and the real estate taxes have been paid for 2020. Ms. Dennis advised that Staff is recommending the Board find the Owner in violation of the District's Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has thirty (30) days to bring the property into compliance; if the property is brought into compliance within thirty (30) days of the Order of Enforcement, Case No. D10-02-21 shall be closed; if the property is not brought into compliance within thirty (30) days of the Order of Enforcement, impose a \$150 fine to be paid within ten (10) days of the invoice and impose a \$50 daily fine until the property is brought into compliance; it is the owner's responsibility to contact the Community Standards Department to request a Deed Compliance Officer re-visit the property to confirm compliance; if the fines reach \$1,500, the case shall be turned over to District Counsel to seek all available remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien on the property and the Chairman shall execute the Order of Enforcement. Ms. Dennis responded to Board inquiries.

E. Owner/Interest Party Presentation

Myers Hand, 3610 Enterprise Drive, advised the yard had become overgrown due to health issues and stated he has been trying to work to bring the property into compliance; however, with the heat he is having a difficult time and has had difficulty obtaining a reliable landscape company.

Chairman Wiley inquired how long Mr. Hand would need to bring the property into compliance. Mr. Hand stated it would take a few weeks.

Chairman Wiley suggested granting the owner 45 days to bring the property into compliance. Mr. Hand requested Staff assist and define what work specifically needs to be completed to bring the property into compliance. Ms. Dennis advised Staff would meet with Mr. Hand to provide further information.

Supervisor Bradshaw suggested the Order of Enforcement be extended to 60 days for compliance.

Bruce Hacker, Village of Charlotte, stated he is a neighbor of the property owner and expressed frustration regarding the appearance of the property not being in compliance. Mr. Hacker requested the time not be extended for compliance.

F. Close Public Hearing

Chairman Wiley closed the Public Hearing at 4:10 p.m.

G. Board Discussion/Determination

On MOTION by Ken Lieberman, seconded by Jim Boyd, with all in favor, the Board found the Owner of 3610 Enterprise Court, Unit 188, Lot 13 in violation of the District's Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has forty-five (45) days to bring the property into compliance; if the property is brought into compliance within forty-five (45) days of the Order of Enforcement, Case No. D10-02-21 shall be closed; if the property is not brought into compliance within forty-five (45) days of the Order of Enforcement, impose a \$150 fine to be paid within ten (10) days of the invoice and impose a \$50 daily fine until the property is brought into compliance; it is the owner's responsibility to contact the Community Standards Department to request a Deed Compliance Officer re-visit the property to confirm compliance; if the fines reach \$1,500, the case shall be turned over to District Counsel to seek all available remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien on the property and authorized the Chairman to execute the Order of Enforcement.

SEVENTH ORDER OF BUSINESS: Financial Statements

The Financial Statement as of April 30, 2021 was provided to the Board as information.

EIGHTH ORDER OF BUSINESS: DPM Monthly Report

The DPM Monthly Report was provided as information to the Board.

NINTH ORDER OF BUSINESS: District Manager Reports

A. COVID-19 Update

Mr. Blocker advised that the District Offices and recreation centers are open at 100% capacity.

TENTH ORDER OF BUSINESS: District Counsel Reports

Mr. Brionez provided the reminder that there will be a Supervisor only training for Ethics, Sunshine and Public Records Law on June 15, 2021 at 9:00 a.m. offered remotely via a phone or computer and requested any interested Supervisors notify the District Clerk.

Mr. Brionez requested a closed Executive Session be held at the July 15, 2021 meeting.

Mr. Brionez advised that letters were sent to the residents that had balances due for the unauthorized cutting that occurred behind their property and stated at this time, one resident has paid. The remaining residents have until June 15, 2021 to pay the invoice. Mr. Brionez inquired how the Board would like to proceed if the payment is received after June 15, 2021. The Board directed Mr. Brionez to send the money back if received after June 15, 2021. Mr. Brionez stated that after June 15, 2021 legal proceedings would begin, which include attorney fees and there would be additional costs. Chairman Wiley inquired if a letter could be included with the money sent back that would include the additional legal fees that been incurred. Mr. Brionez advised a letter could be included.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

A. Chairman Wiley: PWAC After Agenda

Chairman Wiley advised that the After Agenda from the Project Wide Advisory Committee (PWAC) Meeting held on June 3, 2021 was provided to the Board as information and advised that the Committee provided consensus to proceed with the presented proposed Fiscal Year 2021/2022 Project Wide Fund (PWF) and Sumter Landing Amenities Division (SLAD) Fund Proposed Budgets to the Sumter Landing Community Development District (SLCDD) Board. The only change that was made to the proposed budget was to remove the upgrade to the cart path at Turtle Mound from the Capital Improvement Plan (CIP).

Chairman Wiley advised the changes/additions he had requested were reviewed by SLCDD at their meeting earlier in the day and stated the updated Agreement will be sent to the individual Boards at their July meetings.

TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 4:26 p.m.

On MOTION by Ken Lieberman, seconded by Jim Boyd, with all in favor, the Board adjourned the meeting.
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Richard J. Baier
Secretary

Don Wiley
Chairman

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

A Budget Workshop of the Board of Supervisors of Village Community Development District 10 was held on Monday, May 17, 2021 at 9:30 a.m.in the Ashley Wilkes Room at the Savannah Center, 1545 N. Buena Vista Boulevard., The Villages, Florida 32162.

Board members present and constituting a quorum:

Don Wiley	Chairman
Ken Lieberman	Vice Chairman
Steve Bova	Supervisor
Christine Bradshaw	Supervisor
Jim Boyd	Supervisor

Staff Present:

Kenny Blocker	Deputy District Manager
Bruce Brown	District Property Management Director
Barbara Kays	Budget Director
Anne Hochsprung	Finance Director
Jennifer Farlow	District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Wiley 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 Moment of Silence

The Board observed a moment of silence to acknowledge those individuals who have served our Country and community.

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

No audience comments were received.

SECOND ORDER OF BUSINESS: Budget Review: Fiscal Year 2021/2022 Recommended Budget

Barbara Kays, Budget Director, advised that a budget packet was provided to the Board. Ms. Kays presented a PowerPoint presentation overview of the Proposed Budget for Fiscal Year 2021/2022 and highlighted the following:

Economic Forecast

Ms. Kays advised that some considerations were taken when preparing the budgets. The Consumer Price Index (CPI) in March 2021 was 2.62% and in April it was 4.16%. The CPI can impact the cost of items. Considerations of the economy include interest rate fluctuations, COVID-19 impacts, supply chain disruptions, price increases for raw materials and the shortage of supplies, as well as the continued growth of The Villages. She advised another consideration is the minimum wage increase and how it affects the contractors and vendors.

Chairman Wiley expressed concern that the increase in costs could result in contractors coming back to the District and requesting additional money. Ms. Kays advised that the majority of District contracts pertain to landscaping, and the District's contractors are currently paying higher than the \$10 minimum wage. There is minimal impact to District staff.

Fiscal Year 2021/2022 Revenues

- The maintenance assessment levels have been kept at the same rate as the current fiscal year.
- An increase of \$45,252 has been budgeted to the Miscellaneous/Other revenue line item for unrealized gains. This is a change to the budgeting process.
- A transfer of \$167,944 has been budgeted from Working Capital to the Reserve Funds.

District 10 Expenditures

- The District's Project Wide Fund (PWF) cost allocation is \$2,084,998.
- Transfers to the Reserve Funds account for \$200,000 or 6% of the total budget.
- Professional Services account for \$385,741 or 11% of the total budget.

- Utility Services account for \$262,913 or 7.5% of the total budget.
- Repair and Maintenance expenditures account for \$525,814 or 15% of the total budget.
- Personnel & Operating services account for \$38,228 or 1% of the total budget.

Project Wide Allocation

- The PWF cost allocation is the largest line item of the District 10 budget. The purpose of the PWF is to spread the cost and risk of the common infrastructure and facilities that benefit all residents in the community. The allocation is based on assessable acreage which is the same methodology utilized for the annual maintenance assessment and bond assessment. The Fiscal Year 2021/2022 PWF cost allocation is \$2,084,998, which is a .2% (\$3,359). The District 10 assessable acreage is 1,489.04 acres which is 14.34% of the total PWF assessable acreage.

Fiscal Year 2020-2021 Expenditure Comparison

- The Repair and Maintenance line item has the largest increase of \$78,823 or 17.6% due to road rejuvenator and wall/sign painting projects, per the District's Capital Improvement Plan (CIP).
- A 5% or \$9,524 placeholder has been budgeted for Management Fees & Tech Services.
- An increase of \$8,478 has been budgeted for the District's cost allocation for Deed Compliance Services due to an increase in the number of deed restriction complaints and Architectural Review Committee (ARC) applications submitted.
- A decrease of \$37,000 has been budgeted for the Landscape Maintenance – Non-Recurring line item due to completion of the plan replacement project in the current fiscal year.

Five Year Capital Improvement Plan

- Fiscal Year 2021/2022 - \$134,382: \$98,480 for road rejuvenator and \$35,902 for villa wall & entry painting.
- Fiscal Year 2022/2023, - \$7,928 for road rejuvenator.
- Fiscal Year 2025/2026 - \$30,678 for villa wall & entry painting.
- There are currently no CIP projects scheduled for Fiscal Year 2023/2024 and Fiscal Year 2024/2025.

Working Capital and Reserve Balances

Ms. Kays advised that as part of the Fiscal Year 2021/2022 budget process, Staff is reviewing the District's Working Capital and Reserve Balances in preparation of the Board discussing the potential development of a formal policy or guidelines to establish appropriate minimum levels of Working Capital and Reserve Fund Balances. Ms. Kays advised the Governmental Accounting Standards Board (GASB) Statement 34 and 54 established and further defined fund balance categories to provide users with a better understanding of the purposes for the particular funds. Currently there are three (3) categories that are utilized:

- Unassigned: Relates to the Working Capital balance. These are funds that have not been assigned to other funds, and are not restricted, committed or assigned to a specific purpose within the General Fund, which are considered to be unrestricted funds.
- Committed: The General R & R Reserve Fund balance and Road R & R Reserve balances are considered committed, as they are to be used for specific purposes as identified by the Board, which are considered to be restricted funds.
- Restricted: The funds are restricted for capital improvements only within the specific phase (Bond Refunding).

Ms. Kays stated that each year the Working Capital and Reserve Fund balances are reviewed during the annual budget process, and advised that the initial beginning balance is based on the prior year-end audited financial statements. For Fiscal Year 2021/2022 the Working Capital estimated ending balance is \$1,256,147 and a transfer of \$200,000 has been budgeted to the General R&R. Ms. Kays reviewed the definition of Working Capital and its uses and advised that it equals the current assets less the current liabilities, which are unassigned and/or unrestricted. The Working Capital estimated ending balance exceeds the recommended four (4) months of operating revenues. The General R & R Reserve Fund estimated ending balance as of September 30, 2022 is \$3.2 million and are utilized to fund emergency/unforeseen expenditures i.e. hurricane/weather damages, depression repairs etc., to fund replacement and new capital projects for sustainability, aesthetics, technology and other criteria as identified by Board of Supervisors. It also places the District in better standing with Bond Rating agencies as they look at reserve levels when rating current and future debt.

In response to an inquiry pertaining to funding of depressions and sinkholes, Chairman Wiley advised that if a depression or sinkhole were to occur on property included on the Exhibit A, it would be repaired through the PWF; however, the decision of the numbered Districts was that reserves would not be built within the PWF, which, depending on the cost associated with the repair, a request for funds could be made from the Project Wide Advisory Committee (PWAC) to the participating Districts. Chairman Wiley stated it is the budgetary responsibility of each District to maintain its reserves at a level that can respond to a request from the PWAC, should a large expense occur.

Ms. Kays advised that a Road R & R Reserve has been created and an initial transfer of \$200,000 has been included in the Fiscal Year 2021/2022 Recommended Budget to begin building funds to address the draft Capital Improvement Plan (CIP) which includes the mill and overlay of villa roads beginning in years 11-13, with an estimated cost of \$1.7 million. Per the Pavement Management Plan costs have been identified for the rejuvenator application, which would be funded through operating revenues and/or Working Capital. Staff has reviewed Governmental Finance Officers Association best practices, and various policies for Reserves minimum levels, and provides the following options for the Board's consideration:

- Minimum reserves equal to a percentage of Net Asset Value on prior year audit: Fiscal Year 2019/2020 Net Asset Value \$5.5 million; 10% of Net Asset Value is \$550,000, 15% of Net Asset Value is \$825,000 and 20% of Net Asset Value is \$1.1 million.
- Annually transfer an amount based on a percentage of the prior year's depreciation costs of the District's assets. Fiscal Year 2019/2020 depreciation: \$3.4 million; an annual transfer of 50% would be \$1.7 million, an annual transfer of 75% would be \$2.6 million and an annual transfer of 100% would be \$3.4 million.

Ms. Kays reviewed the Working Capital & Reserve Assumptions which includes a 1.0% increase in operating expenditures and the revenues are addressed through the maintenance assessment revenue and interest income, redirection of the transfer to a new Roads R & R Reserve Fund, and includes an estimated 3% increase to the mill and overlay contract for the two (2) additional renewal periods and a 7% increase after every contract final expiration date. The 10-year CIP reflects mill and overlay costs in the following fiscal years: Fiscal Year 2031/2032 - \$169,000; Fiscal Year 2032/2033 - \$587,000 and Fiscal Year 2033/2034 - \$990,000. With the current level of maintenance assessment funding, there will

not be sufficient funds in the Road R&R Reserve to fund these projects. Additionally, budgeting the necessary transfers to the Road R&R will result in the Working Capital to fall below the four (4) month recommended balance in Fiscal Year 2030/2031.

Maintenance Assessments

At the Fiscal Year 20/21 May Budget Workshop, the Board provided direction to Staff to prepare a CIP for the Board's review as part of the Fiscal Year 2021/2022 Budget Process so that a discussion could occur pertaining to the maintenance assessment level. Ms. Kays provided a historical overview of the maintenance assessment levels and advised that a 1% increase to the maintenance assessments results in \$32,650 of additional revenue annually, a 5% increase would result in \$163,248 of additional revenue annually and a 10% increase would result in \$326,495 of additional revenue annually.

Following discussion, the Board directed Staff to include an 8% increase to the maintenance assessment level and a \$100,000 transfer into the Road R&R for the Proposed Fiscal Year 2021/2022 budget.

Debt Service Funds

Ms. Kays advised the Debt Service Fund has two phases and total expenditures.

- 2012 Assessment Bonds – Expenditure Total - \$5,632,733
- 2014 Assessment Bonds – Expenditure Total - \$5,574,294

Ms. Kays advised that Staff will request that if the Board does not have any further changes to the proposed Fiscal Year 2021/2022 budget, change in transfer amount and proposed maintenance assessment rate as presented, it will be approved at the June 3rd Board meeting. A public hearing will be held on September 2, 2021 and at that time the Board will adopt the final budget and final maintenance assessments.

Ms. Kays responded to various inquiries of the Board pertaining to the budget process.

THIRD ORDER OF BUSINESS: District Manager Reports

There were no District Manager Reports.

FOURTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

FIFTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments.

SIXTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 11:13 a.m.

On MOTION by Ken Lieberman, seconded by Steve Bova, with all in favor, the Meeting was adjourned.
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Richard J. Baier
Secretary

Don Wiley
Chairman

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Mark LaRock, Purchasing Director; Janet Mrozowski, Purchasing Operations Coordinator

DATE: 7/15/2021

SUBJECT: Annual Renewal of Agreement 2021-2022

ISSUE:

Review and approval of Annual Agreement Renewal for the Village Community Development District #10 Board.

ANALYSIS/INFORMATION:

The agreement listed below requires renewal for the fiscal year 2021-2022. The agreement type and annual agreement amount (**there is no price change with this renewal**) is listed for your information.

Contractor	Contract #	Type	Area/Service	Annual Agreement Amount
PFM Asset Management LLC Renewal Three	10P-015	Investment Advisory Services	VCDD10 (Proportional)	Proportional Pricing Per Exhibit A of Agreement

STAFF RECOMMENDATION:

Staff requests approval of above referenced Annual Agreement Renewal for fiscal year 2021-2022.

MOTION:

Motion to approve the above referenced Annual Agreement Renewal and authorize Chair/Vice Chair to sign the renewal document.

ATTACHMENTS:

Description	Type
☐ VCDD10 PFM Asset Mgmt 10P-015 Renew3	Exhibit

**RENEWAL THREE TO THE AGREEMENT BETWEEN
VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10
AND PFM ASSET MANAGEMENT LLC
FOR INVESTMENT ADVISORY SERVICES
RFP #10P-015**

THIS RENEWAL is entered into this 15th day of July 2021, by and between VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10 (VCDD10), whose mailing address is 984 Old Mill Run, The Villages, FL 32162 and PFM ASSET MANAGEMENT LLC (CONSULTANT) whose mailing address is 300 S. Orange Avenue, Suite 1170, Orlando, FL 32801.

RECITALS

WHEREAS, VCDD10 and CONSULTANT entered into Agreement RFP #10P-015 for Investment Advisory Services (AGREEMENT) on behalf of VCDD10 dated August 16, 2018 with option to renew annually, if agreed to in writing by both parties; and

WHEREAS, VCDD10 and CONSULTANT entered into Renewal One to the AGREEMENT on July 18, 2019, effective October 1, 2019; and

WHEREAS, VCDD10 and CONSULTANT entered into Renewal Two to the AGREEMENT on October 15, 2020, effective October 15, 2020; and

WHEREAS, VCDD10 and CONSULTANT desire to renew the existing AGREEMENT which expires on September 30, 2021, as set forth below.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants and conditions contained herein, VCDD10 and CONSULTANT agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.
2. VCDD10 and CONSULTANT hereby renew the AGREEMENT and any Amendments thereto through September 30, 2022. The AGREEMENT and all Amendments are hereby incorporated into this paragraph.
3. For the satisfactory performance of the services outlined in the AGREEMENT and this Renewal, VCDD10 agrees to pay to CONSULTANT their proportionate share of total District cost of Twenty Thousand and 00/100 Dollars (\$20,000.00) to be shared by all Village Community Development Districts.
4. VCDD10 and CONSULTANT 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.

**RENEWAL THREE TO THE AGREEMENT BETWEEN
VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10
AND PFM ASSET MANAGEMENT LLC
FOR INVESTMENT ADVISORY SERVICES
RFP #10P-015**

IN WITNESS WHEREOF, said VCDD10 has caused this Renewal to be executed in its name by the Chairman of the VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10, attested by the clerk of said VCDD10, and PFM ASSET MANAGEMENT LLC has caused this Renewal to be executed in its name by its authorized representative, attested to and has caused the seal of said limited liability company to be hereto attached (if applicable), all on the day and year written above.

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT #10**

By: _____

Print Name

Print Title

Date

Attest

PFM ASSET MANAGEMENT LLC

By: _____

Print Name

Print Title

Date

Attest

**Distribution of PFM Annual Fee Based on Investable Balances
Monthly Payment Calculation
2021-22**

District	9/30/2021 Net Investable Funds	Percent of Total, All Districts	Distribution of Annual Fee 2021-2022	Monthly Allocation	Accounting Expense Code	SL FIT
District No. 1	\$2,069,829.54	0.71%	\$142.00	\$11.82	01001 0000 000.519319	
District No. 2	\$1,629,912.65	0.56%	\$112.00	\$9.33	02001 0000 000.519319	
District No. 3	\$1,868,153.10	0.65%	\$130.00	\$10.83	03001 0000 000.519319	
District No. 4	\$3,274,574.27	1.13%	\$225.75	\$18.80	04001 0000 000.519319	
District No. 5	\$13,409,292.16	4.63%	\$925.75	\$76.15	05001 0000 000.519319	
District No. 6	\$12,694,320.24	4.38%	\$875.75	\$71.98	06001 0000 000.519319	
District No. 7	\$4,914,473.93	1.70%	\$339.75	\$28.30	07001 0000 000.519319	
District No. 8	\$8,086,398.59	2.79%	\$557.75	\$46.28	08001 0000 000.519319	
District No. 9	\$13,792,997.41	4.76%	\$951.75	\$79.11	09001 0000 000.519319	
District No. 10	\$4,306,365.53	1.49%	\$297.75	\$24.80	10001 0000 000.519319	
District No. 11	\$1,941,092.67	0.67%	\$134.00	\$11.17	11001 0000 000.519319	
District No. 12	\$2,876,403.09	0.99%	\$198.00	\$16.49	12001 0000 000.519319	
District No. 13	\$702,415.56	0.24%	\$46.00	\$3.83	13001 0000 000.519319	
Number Districts	\$71,566,228.74	25.00%	\$4,936.25	\$408.89		
General	\$14,559,444.19	5.03%	\$1,005.75	\$84.00	20001.1011.000.512319	
VOSS	\$1,465,368.90	0.51%	\$102.00	\$8.50	20121 5051 000.539319	
Rlg Acres	\$223,989.57	0.08%	\$16.00	\$1.33	20122 5000 000.539319	
Rd Maint	\$678,946.82	0.23%	\$46.00	\$4.00	20123 5000 000.539319	
Safety	\$11,002,601.93	3.80%	\$759.75	\$63.50	20124 9091 000.522319	
Comm Stds	\$457,373.67	0.16%	\$32.00	\$2.67	20125 8082 000.514319	
RAD	\$46,016,319.79	15.89%	\$3,177.75	\$265.73	20421 1011 000.513319	
LSSA	\$17,160,363.50	5.93%	\$1,185.75	\$98.98	20422 1000 000.536319	
VCSA	\$13,662,302.01	4.72%	\$943.75	\$78.81	20423 1000 000.536319	
TEA	\$29,241.68	0.01%	\$2.00	\$0.17	20425 2000 000.578319	
VCCDD	\$105,255,952.06	36.00%	\$7,270.75	\$607.69		
LSL	\$1,500,376.13	0.52%	\$104.00	\$8.92	30131 5051 000.539319	
Project Wide	\$7,995,147.67	2.76%	\$551.75	\$46.23	30132 5000 000.539319	
SLAD	\$59,072,081.56	20.40%	\$4,079.75	\$340.03	30431 1011 000.513319	
Fitness	\$3,474,675.73	1.20%	\$239.75	\$20.00	30434 2000 004.575319	\$4.00
					30434 2000 005.575319	\$4.00
					30434 2000 007.575319	\$4.00
					30434 2000 008.575319	\$4.00
					30434 2000 010.575319	\$4.00
SLCDD	\$72,042,281.09	25.00%	\$4,975.25	\$415.18		\$20.00
NSU	\$33,548,198.41	11.59%	\$2,317.75	\$193.24	40442 1000 536.536319	
SSF	\$2,695,856.26	0.93%	\$186.00	\$15.50	40444 1000 534.534319	
CSU	\$1,653,065.83	0.57%	\$114.00	\$9.50	40445 1000 000.536319	
NSCUDD	\$37,897,120.50	13.00%	\$2,617.75	\$218.24		
BROWNWOOD	\$2,801,280.75	1.00%	\$200.00	\$16.67	50151 5051 000.539319	

FY Total	\$289,562,863.14	100.00%	\$20,000.00	\$1,666.67
	\$0.00			

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Richard J. Baier, District Manager

DATE: 7/15/2021

SUBJECT: **Resolution 21-05 - Assistant Secretary**

ISSUE: Adoption of Resolution 21-05 designating Kenneth C. Blocker as Assistant Secretary.

ANALYSIS/INFORMATION:

District Management continually reviews the operations of the District to ensure that there is continuity in the services provided. To this end, Staff is requesting that all of the Boards appoint Kenneth C. Blocker, Deputy District Manager, as Assistant Secretary. This designation will grant Mr. Blocker signatory authority to carry out the policies of each Board in the event the Secretary to the Board is unavailable.

This action has no impact on the designation of Secretary to the Board, or the designation of the Registered Agent and District Manager.

STAFF RECOMMENDATION: Staff recommends that the Board adopt Resolution 21-05 appointing Kenneth C. Blocker as Assistant Secretary.

MOTION: Motion to adopt Resolution 21-05 appointing Kenneth C. Blocker as Assistant Secretary and authorize the Chair to execute the document.

ATTACHMENTS:

Description	Type
□ Resolution 21-05	Cover Memo

RESOLUTION 21-05

**A RESOLUTION DESIGNATING KENNETH C. BLOCKER
AS ASSISTANT SECRETARY OF VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 10.**

WHEREAS, the Board of Supervisors of the Village Community Development District No. 10 desires to appoint Kenneth C. Blocker as Assistant Secretary;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 10:**

1. This Resolution is adopted pursuant to Chapter 190, Florida Statutes and other applicable provisions of law.
2. Kenneth C. Blocker is appointed Assistant Secretary effective July 15, 2021.

THIS RESOLUTION INTRODUCED and ADOPTED by the BOARD OF SUPERVISORS at their regular meeting on July 15, 2021.

ATTEST:

Village Community Development District
No. 10

Richard J. Baier, Secretary

Don Wiley, Chair

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Mark LaRock, Purchasing Director; Janet Mrozowski, Purchasing Operations
Coordinator

DATE: 7/15/2021

SUBJECT: **Amendment Two and Renewal Two to ITB #18B-016 with Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting**

ISSUE:

Review and approval of Amendment Two and Renewal Two to the Agreement ITB #18B-016 between Village Community Development District #10 and Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting.

ANALYSIS/INFORMATION:

On May 17, 2018, Village Community Development District #10 Board and Daves Fencing & Painting Inc. entered into Agreement ITB #18B-016 for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting with unit pricing for various types of fencing installed. On September 3, 2020, Amendment One added a one-time 3% increase in the 4th year of the Agreement effective October 1, 2020.

As a consequence of supply chain disruptions caused by the pandemic and the resulting escalating cost of lumber, Daves Fencing & Painting Inc. is currently unable to procure lumber at a fair market value for the extensive workload of the District. District staff requested and received “installation only” unit pricing from Contractor to be used when the District utilizes its procurement power to direct purchase lumber until supply chain disruptions are mitigated. District staff is requesting to amend these “installation only” prices to supplement the current Agreement.

The current Agreement expires September 30, 2021. Renewal Two extends the Agreement through September 30, 2022.

BUDGET IMPACT:

Utilizing the District’s procurement power, there should be limited impact to current funds budgeted for this Agreement.

STAFF RECOMMENDATION:

Staff requests approval of Amendment Two and Renewal Two to the Agreement ITB #18B-016 with Daves Fencing & Painting Inc. to supplement the unit prices as reflected in Exhibit A and to renew Agreement through September 30, 2022.

MOTION:

Motion to approve Amendment Two and Renewal Two to the Agreement ITB #18B-016 with Daves Fencing & Painting Inc. to supplement the unit prices as reflected in Exhibit A and to renew Agreement through September 30, 2022; and authorize the Chairman/Vice Chairman to sign the Amendment and Renewal.

ATTACHMENTS:

Description	Type
▣ VCDD10 Daves Fencing 18B-016 Amend2 Renew2	Exhibit

**AMENDMENT TWO AND RENEWAL TWO OF THREE TO THE AGREEMENT BETWEEN
VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10
AND DAVES FENCING & PAINTING, INC. FOR
FENCING – 2, 3 & 4 BOARD INSTALLATIONS, REPAIRS AND PAINTING (RE-BID)
ITB #18B-016**

THIS AMENDMENT and RENEWAL is entered into this 15th day of July 2021, by and between VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10 (VCDD10), whose mailing address is 984 Old Mill Run, The Villages, FL 32162 and DAVES FENCING & PAINTING, INC. (CONTRACTOR), whose mailing address is 9622 County Road 205, Wildwood, FL 34785.

RECITALS

WHEREAS, VCDD10 and CONTRACTOR entered into Agreement ITB #18B-016 for Fencing – 2, 3 & 4 Board Installations, Repairs and Painting Services (AGREEMENT) for properties such as those owned or operated by VCDD10, dated May 17, 2018; and

WHEREAS, VCDD10 and CONTRACTOR entered into Amendment One to the AGREEMENT on September 3, 2020 and effective October 1, 2020; and

WHEREAS, VCDD10 and CONTRACTOR entered into Renewal One to the AGREEMENT on September 3, 2020 and effective October 1, 2020; and

WHEREAS, VCDD10 and CONTRACTOR desire to amend the Agreement pursuant to unforeseen supply chain disruption caused by Covid-19; and

WHEREAS, VCDD10 and CONTRACTOR desire to renew the existing Agreement which expires September 30, 2021, as set forth below.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants and conditions contained herein, VCDD10 and CONTRACTOR agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.
2. VCDD10 and CONTRACTOR hereby amend the Agreement under “Section 1 - SERVICES BY CONTRACTOR” to incorporate Paragraph 1.1.1 as follows:

1.1.1 CONTRACTOR, for and in consideration of the payments hereinafter, agrees to alternate unit prices for INSTALLATION ONLY for Fencing – 2, 3 & 4 Board Installation, Repairs and Painting as defined in “Exhibit A – Amendment #2” if and when lumber is purchased directly by VCDD10. The amended unit prices are effective July 15, 2021.

3. VCDD10 and CONTRACTOR hereby renew the Agreement and any Amendments thereto for a term of October 1, 2021, and ending September 30, 2022. The Agreement and all Amendments are hereby incorporated into this paragraph.

4. VCDD10 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.

**AMENDMENT TWO AND RENEWAL TWO OF THREE TO THE AGREEMENT BETWEEN
VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10
AND DAVES FENCING & PAINTING, INC. FOR
FENCING – 2, 3 & 4 BOARD INSTALLATIONS, REPAIRS AND PAINTING (RE-BID)
ITB #18B-016**

IN WITNESS WHEREOF, said VCDD10 has caused this Amendment and Renewal to be executed in its name by the Chairman of the VILLAGE COMMUNITY DEVELOPMENT DISTRICT #10, attested by the clerk of said VCDD10, and DAVES FENCING & PAINTING, INC. has caused this Amendment and Renewal to be executed in its name by its authorized representative, attested to and has caused the seal of said corporation to be hereto attached (if applicable), all on the day and year written above.

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT #10**

By: _____

Print Name

Print Title

Date

Attest

DAVES FENCING & PAINTING, INC.

By: _____

Print Name

Print Title

Date

Attest

**AMENDMENT #2
 BID #18B-016**

Lines	DESCRIPTION (Including all Equipment, Labor and Materials)	Amendment #2 UNIT PRICE
2 BOARD FENCING		
1	Painting of 2-board fence <u>without</u> animal wire (no spraying – brush and roller only).	\$.72 /LnFt
2	Painting of 2-board fence painted white (2 coats) , <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 1.44 /LnFt
3	Installation of 2-board fence painted, <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 8.74 /LnFt
4	Installation of 2-board fence painted white (2 coats) , <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 9.47 /LnFt
5	*INSTALLATION ONLY of 2-board fence painted, <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 6.05 /LnFt
6	*INSTALLATION ONLY of 2-board fence painted white (2 coats), <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 6.78 /LnFt
3 BOARD FENCING		
7	Painting of 3-board fence <u>without</u> animal wire (no spraying – brush and roller only).	\$.98 /LnFt
8	Painting of 3-board fence painted white (2 coats) , <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 1.96 /LnFt
9	Installation of 3-board fence painted, <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 10.72 /LnFt
10	Installation of 3-board fence painted white (2 coats) , <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 11.70 /LnFt
11	Installation of 3-board fence painted on wetland areas , <u>without</u> animal wire (no vehicle accessibility).	\$ 11.13 /LnFt
12	*INSTALLATION ONLY of 3-board fence painted, <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 7.47 /LnFt
13	*INSTALLATION ONLY of 3-board fence painted white (2 coats), <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 8.45 /LnFt
14	*INSTALLATION ONLY of 3-board fence painted on wetland areas , <u>without</u> animal wire (no vehicle accessibility).	\$ 7.88 /LnFt
4 BOARD FENCING		
15	Painting of 4-board fence (no spraying – brush and roller only).	\$ 1.24 /LnFt
16	Installation of 4-board fence painted, <u>with</u> animal wire per specifications (including removal of old fencing).	\$ 15.50 /LnFt
17	Installation of 4-board fence painted, <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 12.93 /LnFt
18	Installation of 4-board fence painted on wetland areas , <u>without</u> animal wire (no vehicle accessibility).	\$ 13.34 /LnFt
19	*INSTALLATION ONLY of 4-board fence painted, <u>with</u> animal wire per specifications (including removal of old fencing).	\$ 11.68 /LnFt
20	*INSTALLATION ONLY of 4-board fence painted, <u>without</u> animal wire per specifications (including removal of old fencing).	\$ 9.11 /LnFt
21	*INSTALLATION ONLY of 4-board fence painted on wetland areas , <u>without</u> animal wire (no vehicle accessibility).	\$ 9.52 /LnFt
ANIMAL FENCING		
22	Installation of Animal Fencing – 2" x 4" welded wire, min. 14 gauge.	\$ 13.34 /LnFt

**AMENDMENT #2
BID #18B-016**

Additional Services (if needed)

DESCRIPTION (Including all Equipment, Labor and Materials) (As needed Only)	Amendment #2 UNIT PRICE
Post Each 5" - 6" x 7' Treated Domestic, Installed & Painted (if applicable)	\$ 23.07 /Each
*Post Each (INSTALLATION ONLY) District Supplied Lumber 5" - 6" x 7' Treated Domestic, Installed & Painted (if applicable)	\$ 12.98 /Each
Board Each 1" x 6" x 16' Treated Domestic Installed & Painted (if applicable)	\$ 17.30 /Each
*Board Each (INSTALLATION ONLY) District Supplied Lumber 1" x 6" x 16' Treated Domestic Installed & Painted (if applicable)	\$ 8.81 /Each
Labor (per hour) (To include any potential board and wire install)	\$ 25.75 /Each
Power washing of Fencing if required (by Linear Foot)	\$ 0.31 /LnFt
8" x 8" x 5' Post Installed (District 12 / Village of Fenney)	\$ 58.45 /Each
*8" x 8" x 5' Post Installed (District 12 / Village of Fenney) (INSTALLATION ONLY) District Supplied Lumber	\$ 30.00 /Each
6" x 6" x 8' Timbers Installed (District 12 / Village of Fenney)	\$ 31.57 /Each
*6" x 6" x 8' Timbers Installed (District 12 / Village of Fenney) (INSTALLATION ONLY) District Supplied Lumber	\$ 15.00 /Each

*Due to an increase in lumber costs and any future supply chain issues, the District may exercise an option to direct purchase boards and posts tax free and pay Contractor the unit prices agreed upon under Highlighted Sections for Amendment #2.

Supply and Install lines for Vendor Supplied Lumber will be temporarily put on hold until COVID Pandemic Induced Supply and Demand issues subside.

Proposer agrees to supply all other products and services at the prices proposed above in accordance with the terms, conditions and specifications contained in the Bid

Billy Ray Daves - Owner/President
Vendor Authorized Agent Name, Title (Print)

B.R. Daves 6/8/21
Authorized Signature Date

Michael Harris
District Authorized Agent Name, Title (Print)

M. Harris 6-8-21
Authorized Signature Date

Name of Proponent's Firm:

Daves Fencing & Painting, Inc.

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Richard J. Baier, District Manager

DATE: 7/15/2021

SUBJECT: **Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements**

ISSUE:

Review and discussion pertaining to the Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements.

ANALYSIS/INFORMATION:

At the June 3, 2021 meeting of the Sumter Landing Community Development District (SLCDD), the Board requested Staff present the Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements (Agreement) to all participating Districts. As indicated in the formal motion by the SLCDD Board, the Agreement as presented is being offered through August 31, 2021.

The following information is included to provide a history of the development of the Agreement and associated changes;

At the January 2021 Project Wide Advisory Committee (PWAC) Meeting, District 12 Supervisor Jon Roudabush presented the concept of establishing a second Project Wide Advisory Committee for the stewardship of common infrastructure south of S.R. 44. The PWAC directed Staff to present additional information to the PWAC and SLCDD at their March 2021 meetings.

On March 8, 2021, Staff provided a comprehensive presentation to the PWAC and SLCDD regarding the concept, which was subsequently reviewed with all parties to the existing agreement. The PWAC unanimously approved proceeding with a separate Project Wide Fund (PWF)/PWAC south of SR 44 beginning October 1, 2022. Most notably, the presentation addressed that as the continued growth of The Villages proceeds south of S.R. 44, Districts 12 and 13 are being developed with notable differences to the infrastructure, design, geomorphology and maintenance characteristics compared to the Districts located between C.R. 466 and S.R. 44.

Moreover, the SLCDD Board formally approved the concept of a PWF/PWAC south of SR 44, and directed District Counsel to begin drafting the necessary documents. The SLCDD communicated that a critical element for the success of a PWF/PWAC south of S.R. 44 is that every signatory to the current Project Wide Agreement would have to unanimously approve this new structure, otherwise, the existing Project Wide Agreement from August 2019 would remain in effect. The current agreement is in effect for eighteen (18) more years with the following participating Districts; VCDD No. 5-13, Sumter Landing

Community Development District and Brownwood Community Development District.
With concurrence from the PWAC, Chairman Don Wiley developed additional recommendations for the SLCDD to consider to further refine the development of a new agreement. The recommendations included;

- 1) Exhibit A would not be changed or amended without first obtaining the recommendation from the Project Wide Advisory Committee (PWAC).
- 2) Exhibit A to be updated with maps/graphics depicting all properties currently included Exhibit A of the Project Wide Agreement in addition to its current textual content, and any future additions shall also contain the same textual and graphical information of the properties under consideration for inclusion.
- 3) The term on the agreement should be modified to 10 years with a 10-year renewal cycle.
- 4) The content and essence of SLCDD Resolution 13-5 (PWAC Establishing Resolution) be included in the updated Project Wide Agreement. Additionally, the conflict resolution agreement (section 3) of SLCDD Resolution 17-11 should be included with these additions to the Project Wide Agreement. Resolution 17-11 shall continue to stand as written.
- 5) Annually, and as situations may require, the Chairman of the SLCDD would attend a PWAC meeting to discuss any issues or concerns and provide feedback to the PWAC concerning upcoming or pending community direction and plans.

As presented, the Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements encompasses all of the recommendations noted above. Furthermore, VCDD No. 12 and 13, and all associated infrastructure and improvements, have been removed from the Agreement.

The Districts that would remain as parties to the Agreement include VCDD No. 5-11, Sumter Landing Community Development District and Brownwood Community Development District. The cost for maintaining the infrastructure incorporated in the Agreement will continue to be allocated based upon each District's assessable acreage. In addition to the modification of the term of the Agreement, there is also language that provides the Agreement shall automatically renew for a successive ten (10) year period unless at least one party provides notice to the other parties of an intention to non-renew or request a modification to the contract at least eighteen (18) months prior to the end of any term. With respect to assignment of the Agreement, the language provides that it may not be assigned by any party except to a governmental entity.

STAFF RECOMMENDATION:

The Fourth Amended and Restated Interlocal Government Agreement for Maintenance of Project Wide Improvements reflects a cooperative effort from all participating Districts. The modifications to the Agreement effectively release VCDD No. 12 and 13, and enhance the expectations and responsibilities of all parties. The Agreement as presented is a strong work product that District Management can confidently present to each party for review and direction.

MOTION:

Staff requests the Board review, discuss and provide direction.

ATTACHMENTS:

Description	Type
❑ Fourth Amended and Restated Interlocal Agreement	Cover Memo

**FOURTH AMENDED AND RESTATED
INTERLOCAL GOVERNMENTAL AGREEMENT
FOR
MAINTENANCE OF PROJECT WIDE IMPROVEMENTS**

This **FOURTH AMENDED AND RESTATED INTERLOCAL GOVERNMENTAL AGREEMENT** (“Agreement”) is made effective October 1, 2022 (the “Effective Date”), among VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 5, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 6, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 9, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT and SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT (sometimes collectively referred to as the “Parties”),

GENERAL RECITALS

1. The Villages of Lake-Sumter, Inc. (“VLS”) is the developer of the Villages of Sumter and the Villages of Fruitland Park, each a mixed-use Development of Regional Impact, and other areas within Lake and Sumter Counties south of the northly right-of-way of CR466 and north of the Southerly right-of-way of SR44 (a territory referred to herein as the “Project”), all of which form parts of an larger developed area commonly known and referred to as The Villages.

2. Pursuant to the development of the Project, VLS has created Community Development Districts pursuant to Chapter 190, Florida Statutes (the “Act”).

3. Certain improvements and facilities constructed within the Project (as defined herein) extend beyond the geographic boundaries of each of the Districts geographic boundaries and benefit all of the residents of the Project (the “Project Wide Improvements”).

4. Pursuant to the Act, particularly Section 190.011(12) and pursuant to Section 163.01, Florida Statutes, Community Development Districts may provide by Interlocal Agreement for certain services to be provided by one District on behalf of another District.

5. The Districts within the Project desire to enter into this Agreement to efficiently and cooperatively provide for the maintenance of Project Wide Improvements.

RECITALS OF AGREEMENT HISTORY

6. Effective August 29, 2003, Village Community Development District No. 5 and Sumter Landing Community Development District (“SLCDD”) entered into an Interlocal Governmental Agreement for Maintenance of Project Wide Improvements, which provided for the joinder of subsequently formed districts within the Project territory which

at that time comprised the portion of the Villages of Sumter DRI from CR 466A north through CR 466.

7. On November 17, 2006, Village Community Development District No. 5 and Sumter Landing Community Development District entered into an Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements (the "First Amended and Restated Agreement"), in which the Project territory subject to the First Amended and Restated Agreement was expanded to include the area from the southerly right-of-way of SR44 north to the northerly right-of-way of CR 466A. All other Parties subsequently joined in the Agreement as amended from time to time and in effect at the time of each respective joinder.

8. Effective May 1, 2010, all Parties in existence at that time entered into a Second Amended and Restated Interlocal Governmental Agreement for the Maintenance of Project Wide Improvements (the "Second Amended and Restated Agreement"), in which further revisions were made.

9. After the adoption of the Second Amended and Restated Agreement, VLS continued to form community development districts pursuant to the Act including Village Community Development District No. 11, Village Community Development District No. 12 and Village Community Development District No. 13. Each of these Districts executed a joinder agreement to participate in the Agreement then in effect. A Third Amended and Restated Interlocal Agreement for the Maintenance of Project Wide Improvements (the "Third Amended and Restated Agreement") was made to further expand the Project territory to incorporate those Districts and areas south of the southerly right-of-way of SR 44 developed or to be developed in the future as part of The Villages.

RECITAL OF PRESENT INTENT

10. Village Community Development District No. 12 and Village Community Development District No. 13, acting through their boards and with the consent of all Parties, have determined to terminate their participation in this Agreement and to enter into a separate interlocal agreement with SLCDD for maintenance of project wide improvements within their respective boundaries, and it is anticipated that any future community development districts established by VLS south of SR 44 will join and participate in that new interlocal agreement instead of this Agreement; accordingly, the remaining Parties desire to limit the Project territory to exclude the areas South of SR 44 and otherwise modify terms as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties agree that the Second Amended and Restated Agreement shall be amended by restating in this Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements as follows:

1. **AUTHORITY.** This Agreement is entered pursuant to the authority set forth in Chapters 163 and 190, Florida Statutes.

2. **DEFINITIONS.** Capitalized terms used and not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Act.

3. **PROJECT WIDE IMPROVEMENTS.** For the purposes of this Agreement, Project Wide Improvements shall include those improvements specifically described and depicted on the maps and graphics attached in *Exhibit "A"*. As additional Project Wide Improvements are developed within the Project, Exhibit "A" may be modified by resolution of SLCDD, provided that the same has been considered for recommendation by the PWAC as set forth in Paragraph 6 below. The Project Wide Improvements do not include any improvements owned by Village Community Development District No. 12 or Village Community Development District No. 13.

4. **MAINTENANCE OF PROJECT WIDE IMPROVEMENTS.** SLCDD shall coordinate and supervise the maintenance of Project Wide Improvements. SLCDD shall follow the procedures set forth in Florida Statutes in requesting proposals, bidding and entering into contracts for such maintenance services.

5. **ALLOCATION OF COSTS.** The actual costs of maintaining the Project Wide Improvements shall be allocated among all of the Community Development Districts within the Project based upon the proportion of assessable acreage in each District represents to the total assessable acreage within the Project. Each District shall remit its proportionate share within ten (10) days of invoice from the Sumter Landing Community Development District.

6. **PROJECT WIDE ADVISORY COMMITTEE.** SLCDD has, by resolutions, established a Project Wide Advisory Committee ("PWAC") to provide input, explore issues and provide advice and recommendations on issues related to maintenance of Project Wide Improvements. Each Party, other than SLCDD, shall provide a Supervisor from its own board to serve on the PWAC. As they relate to Project Wide Improvements, the resolutions provide that duties of the PWAC include monitoring and recommending pertinent and significant aspects of the project wide maintenance process, and specifically to i) review and recommend an annual budget to SLCDD, review budget to actual statements and review and recommend all capital expenditures through the budget process or outside the budget process as the need develops; ii) review and recommend all contract renewals and bid and proposal awards to SLCDD; and iii) explore significant and important issues, including but not limited to any changes or amendments to Exhibit "A" as they arise and provide advice and recommendations to the board. It is the intent of SLCDD to enact, adopt, or put into place those rules, policies, procedures and other actions of the PWAC within the scope of PWAC powers and to approve and enter into those contracts and disburse those funds necessary and proper to implement the actions of the PWAC. The resolutions provide that should the SLCDD not agree with the PWAC recommendations and if a delay will not

adversely affect operations, a joint meeting shall be scheduled between SLCDD and PWAC to discuss the recommendation prior to final action of the SLCDD. Annually, and as situations may require, the Chairman of the SLCDD or the Chairman's designee shall attend a PWAC meeting to discuss any issues or concerns and provide feedback to the PWAC concerning upcoming or pending community direction and plans.

7. **TERM.** Unless earlier terminated or extended by mutual agreement of parties, this Agreement shall expire ten (10) years from the date hereof. This Agreement shall automatically renew for successive ten (10) year periods unless at least one Party provides notice to the other Parties of an intention to non-renew or request modification of the contract at least eighteen (18) months prior to the end of the initial term or any renewal term.

8. **AMENDMENT.** Except as set forth above, this Agreement may be modified in writing only by the mutual agreement of the Parties in accordance with their respective laws, rules and procedures.

9. **SEVERABILITY.** If any one of more of the covenants, agreements, or provisions of this Agreement shall be held contrary to any expressed provision of law or contrary to any policy or expressed law, although not expressly prohibited, contrary to any expressed provision of public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements, or provisions shall be null and void, and shall be deemed separate from the remaining covenants, agreements, or provisions of this Agreement.

10. **MATTERS UNAFFECTED.** No right or obligation that may currently or subsequently exist respecting the parties and their relationship one to the other shall be deemed waived or otherwise affected by this Agreement unless such right or obligation is specifically addressed herein.

11. **ASSIGNMENT.** This Agreement may not be assigned by any party except to a governmental entity.

12. **EFFECTIVE DATE.** This Agreement shall become effective on October 1, 2022.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representative.

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO.
10**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO.
11**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Title: _____

ATTEST:

Print Name: _____
Title: _____

**SUMTER LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____
Title: _____

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: District Staff

DATE: 7/15/2021

SUBJECT: **Old Business Status Update**

ISSUE: Old Business Status Update - July 15, 2021

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ Old Business Status Update	Cover Memo

VCDD No. 10 Old Business Status Update

ITEM	DATE ADDED	ASSIGNED DEPT	ACTION	STATUS (If Applicable)	COMPLETE
Callahan and Belle Glade Villas	8/20/20	DPM		Update provided to the Board via email on July 1, 2021. DPM is working with Civil Engineer on the proposed inspection of the underdrain system and installation of clean-out.	
Holiday Decoration Policy	10/15/20	DPM	The Board requested that the Holiday Decoration Policy be reviewed to allow Red, White and Blue ribbons for patriotic holiday in 2021.	6/30 DPM has revised the policy and it is currently under review.	
Unauthorized cutting of preserve areas behind Valleybrook Way.		ADMIN		Update to be provided by District Counsel.	
September Board Meeting changed to September 13, 2021 at 3:00 p.m.		ADMIN		Meeting has been changed	X
Provide Board with an update on process of Case D10-02-21				Property has been brought into compliance. Email update provided on July 6, 2021.	X
Non-VCDD No. 10 Items					
Request PWAC consider installation of lights at Hillsborough Postal Facility sign	4/16/21			Request to be made to PWAC at upcoming meeting.	

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Anne Hochsprung, Finance Director

DATE: 7/15/2021

SUBJECT: Financial Statements

ISSUE: Financial Statements as of May 31, 2021

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
❑ Financial Statement	Cover Memo
❑ Cash & Investment Summary	Cover Memo

The Villages®

Community Development Districts

District 10

Financial Statement Summary As of May 31, 2021

Revenues

Year-to-Date (YTD) Revenues of \$3,359,000 are slightly greater than prior year-to-date (PYTD) revenues of \$3,327,000 and are at 102% of budgeted revenues of \$3,284,000.

- The District has collected just under 100% of the budgeted maintenance assessments in the amount of \$3,263,000. Sumter County collects the maintenance assessments on the annual tax bill and remits it to the District, net a 2% collection fee. The majority of assessments are collected from November through March. There was no increase in maintenance assessments levied in FY 2021.
- Investment earnings of \$95,000 (\$5,000 realized gains and \$90,000 unrealized gains) are greater than prior year to date earnings of \$62,000 and compare favorably to the annual budgeted earnings of \$19,000.

The District has received just under 100% of the anticipated revenues through the county tax collections while the expenses will be incurred ratably over the 12-months. *As of May 31, 67% of the year has lapsed.*

Expenses and Other Changes

Year-to-Date Operating Expenses of \$2,031,000 are less than prior year-to-date expenses of \$2,051,000. Year to date spending is 64% of budgeted expenses of \$3,195,000.

- Management and Other Professional services include Management fees, Deed Compliance fees, Tax Collection fees and Technology Service fees. Management fees increased a budgeted 6% over prior year. Legal Services are greater than budget for the year due to the Valleybrook Wetland investigation. District Staff is in the process of collecting reimbursements for these legal costs.
- Utility Services include Electricity and Irrigation Water expenses and year to date spending is 51% of budgeted expenses of \$254,000.
- Building, Landscape and Other Maintenance Expenses total \$1,612,000 and are less than prior year to date expenses and at 64% of budget. A large portion of the expense incurred is the Project Wide allocation totaling \$1,392,000, a slight budgeted decrease over prior year.
- Other Expenses include the annual insurance premium for property and liability.

Change in Unreserved Net Position

Year-to-Date change in Unreserved Net Position of \$1,195,000 is greater than prior year to date change of \$1,076,000. By year-end, based on the anticipated revenues and expenditures, the District will meet the amended budgeted decrease in Unreserved Net Position of (\$467,000).

Investment Earnings:

The following table outlines the current month and year to date earnings by investment category:

	CFB	FLCLASS	FL PALM	FL-FIT	VANGUARD	FLGIT **	LTIP **
Current Month	0.00%	0.10%	0.07%	0.41%	0.00%	1.16%	3.26%
Year-to-date	0.00%	0.15%	0.11%	0.40%	0.00%	0.26%	5.78%
Prior FY 2020	0.00%	0.26%	0.29%	0.52%	N/A	0.00%	6.43%

*** Rate listed is one month in arrears*

The Villages®
Community Development Districts
District 10

Statement of Activity

For the Eight Months Ending May 31, 2021 (67% of the budget year)

Original Budget	Amended Budget	Budget % used		YTD Actual	PYTD Actual	Variance
REVENUES:						
\$ 3,264,950	\$ 3,264,950	100%	Maintenance and Other Special Assessments	\$ 3,263,274	\$ 3,263,616	\$ (342)
200	200	235%	Other Income	471	522	(52)
<u>19,348</u>	<u>19,348</u>	<u>492%</u>	Investment Income	<u>95,111</u>	<u>62,481</u>	<u>32,630</u>
3,284,498	3,284,498	102%	Total Revenues:	3,358,856	3,326,619	32,237
EXPENSES:						
17,270	17,270	43%	Personnel Services	7,342	4,337	3,005
379,710	379,710	72%	Management and Other Professional Services	274,153	268,735	5,417
253,821	253,821	51%	Utility Services	129,780	148,510	(18,730)
2,535,348	2,535,348	64%	Building, Landscape and Other Maintenance	1,612,426	1,622,683	(10,257)
<u>9,310</u>	<u>9,310</u>	<u>75%</u>	Other Expenses	<u>6,953</u>	<u>6,459</u>	<u>494</u>
3,195,459	3,195,459	64%	Total Operating Expenses	2,030,653	2,050,724	(20,070)
-	356,200	0%	Capital Outlay - Infrastructure and FFE	-	-	-
<u>200,000</u>	<u>200,000</u>	<u>67%</u>	Transfers out of Unrestricted Fund	<u>133,336</u>	<u>200,000</u>	<u>(66,664)</u>
200,000	556,200	24%	Total Other Changes	133,336	200,000	(66,664)
<u>3,395,459</u>	<u>3,751,659</u>	<u>58%</u>	Total Expenses and Other Changes	<u>2,163,989</u>	<u>2,250,724</u>	<u>(86,734)</u>
<u>\$ (110,961)</u>	<u>(467,161)</u>		Change in Unreserved Net Position	<u>\$ 1,194,867</u>	<u>\$ 1,075,896</u>	<u>\$ 118,971</u>
			Total Cash, Net of Bond Funds	<u>\$ 6,157,180</u>	<u>\$ 5,883,979</u>	<u>\$ 273,201</u>
Fund Balance						
			Unassigned	2,561,975	2,420,360	
			Restricted - Capital Project	-	-	
			Committed R and R General	<u>3,533,336</u>	<u>3,300,000</u>	
			Committed R and R Villa Roads & Roads	<u>-</u>	<u>-</u>	
			Total Fund Balance	<u>\$ 6,095,311</u>	<u>\$ 5,720,360</u>	<u>\$ 374,951</u>

The Villages®

Community Development Districts

District 10

CASH AND INVESTMENT SUMMARY

As of May 31, 2021

Fund Code	Account Name	Bank	Balance as of 10/1/20	Current Balance	Reconciled Yes/No
GENERAL FUND					
001	Cash Operating	CFB	20,068.03	87,702.33	Yes
001	Cash Equiv - FLCLASS	FLCLASS	2,427,859.90	2,378,189.91	Yes
001	Cash Equiv - FLPALM	FLPALM	793,054.53	793,625.19	Yes
	Sub-total Cash & Cash Equivalents		3,240,982.46	3,259,517.43	
001	Cash-FL-FIT	FLFIT	532,243.11	683,900.52	Yes
001	Cash VANGUARD	VANG	-	700,007.10	Yes
001	Cash FLGIT	FLGIT	553,207.99	704,144.13	Yes
001	Cash - LTIP USB	USB	481,001.53	809,610.91	Yes
	Sub-total Investments		1,566,452.63	2,897,662.66	
	TOTAL - General		4,807,435.09	6,157,180.09	

DEBT SERVICE FUND - TRUST ACCOUNTS					
201	Revenue Fund 2012	USB-SBA	1,757,344.36	1,521,995.09	Yes
201	Interest Fund 2012	USB-SBA	-		Yes
201	Prepayment Fund 2012	USB-SBA	1,367,350.91	202,011.30	Yes
201	Reserve Fund 2012	USB-SBA	1,053,567.81	1,053,686.54	Yes
201	Sinking Fund Fund 2012	USB-SBA	-	-	Yes
202	Revenue Fund 2014	USB-SBA	2,012,507.09	1,760,844.79	Yes
202	Interest Fund 2014	USB-SBA	-	-	Yes
202	Prepayment Fund 2014	USB-SBA	1,461,356.06	263,225.15	Yes
202	Reserve Fund 2014	USB-SBA	4,279,450.00	4,165,709.37	Yes
202	Sinking Fund Fund 2014	USB-SBA	-	-	Yes
	TOTAL - Debt Service		11,931,576.23	8,967,472.24	

CAPITAL PROJECTS FUND					
301	Deferred Cost Fund 2012	USB-SBA	30,863.44	-	Yes
302	Deferred Cost Fund 2014	USB-SBA	82,618.76	-	Yes
	TOTAL - Capital Projects		113,482.20	-	
	Grand Totals		16,852,493.52	15,124,652.33	

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: DPM Staff

DATE: 7/15/2021

SUBJECT: **DPM Monthly Report**

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ DPM Report D10	Cover Memo

The Villages®

Community Development Districts

Property Management

District 10

July 2021

LANDSCAPE DIVISION

Upcoming Projects:

1. Remove and/or replace dying and missing plant material with new landscaping.
 - Replace Jasmine with Liriope at Nottingham Loop cul-de-sac.

In Process Projects:

1. Remove and/or replace dying and missing plant material with new landscaping.
 - Filling in Jasmine at following cul-de-sacs -Boise Run Circle, Ichabod Way, Long Loop, Ivawood Way, Otter Lane, Underpar Lane, Enterprise N.
 - Replacing Jasmine with Liriope at following cul-de-sacs - Ichabod Way Corner, Arnett Avenue, Shale Trail Loop, Ewing Avenue, Image Court, Pigeon Court, Fir Street, Piney Woods Path, Yates Avenue.
 - Filling in Juniper at following Cul-de -sacs - Plant Street.

Completed Projects:

1. Remove and/or replace dying and missing plant material with new landscaping.
 - Filling in Jasmine at following cul-de-sacs - Infinity Run N, Utopia Place, Illehaw Place, Usher Place, Gatehouse Terr, Ironwood Ln, Umatilla Way, Kings Place, Wine Palm Way, Innsfield Court, Vineland Ave S, Vineland Ave W, Wicker Terrace, Quiet Woods North, Viceroy Court.
 - Filling in Juniper at following cul-de-sacs - Vertex Ct, Kettering Ct, Eisenhower Way S, Mclin Ln N,
 - Filling in Muhly grass at following cul-de-sacs - Alazrine Terr, Infinity Run S
 - Filling in Liriope at following cul-de-sac - Nance Run, Underhill Court.
 - Replacing Jasmine with Liriope at following cul-de-sacs - Fellowship Ave, Kaley Court, Hardwood Lane, Underhill Court, Treeline Place, Tisbury Ave, Orista Court, Wentrop Ave, Ragsdale loop, Norcoose Rd.

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.

WATER RESOURCE DIVISION

Upcoming Projects:

Prior Month Project Status:

Completed Projects:

1. Spring Hydrilla treatment for the following basins: D10-6 (Neighborly Way), D10-24 (Nance Rn), D10-25 (Evans Prairie/Egret, hole 9), D10-32 (Evans Prairie/Egret, hole 5).

General Maintenance:

1. Pump station inspections, cleaning & maintenance.
2. Algae and nuisance vegetation control treatments.

INFRASTRUCTURE DIVISION

Upcoming Projects:

Prior Month Project Status:

1. Pressure-washing was completed in the following location:
 - Osceola Hills Soaring Eagle walls and signs
2. New inlet box has been installed for the water transfer valve at Basin 10-6 (Neighborly Way).
3. Painting has been postponed for the following locations until the next fiscal year:
 - Perry
 - Pineland
 - Whitney
 - Carrabelle
 - Charlotte entry
 - Osceola Hills South entry
 - Labelle North entry
 - Labelle South entry
4. Interior painting of tunnels B12, B14, B15, B16, B17, B18 have been postponed until October.

Completed Projects:

1. Painting has been completed at the following locations:
 - Alden Bungalows
 - Hillsborough entry

General Maintenance:

1. Marquee lights were repaired at the following locations:
 - Marianna Villas
 - Ventura Villas
 - Carrabelle Villas
 - Perry Villas
2. Fencing was repaired on Morse Boulevard near Osceola Hills at Soaring Eagle.
3. Ongoing inspections with repairs as needed:
 - Storm water structures
 - Roadway signage and striping
 - Tunnels and bollards
 - Fences, walls, and entry signs
 - Gate entries and guardhouses
 - Villas roadways conditions
 - Pest management

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Candice N. Dennis, Community Standards Manager

DATE: 7/15/2021

SUBJECT: **Deed Compliance Statistics**

ISSUE: Deed Compliance Statistics March 1, 2017 through May 31, 2021.

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ Deed Compliance Statistics	Cover Memo

District 10
Deed Compliance Complaints
3/1/17 through 5/31/21

	Complaints				Written Violations				Public Hearing	
	Total	Name Given	Anonymous		Total	Name Given	Anonymous		Name Given	Anonymous
2017 / 10 mos	501	18	483		42	3	39		0	0
2018	437	21	416		55	2	53		0	1
2019	539	43	496		40	4	36		0	1
2020	478	19	459		13	1	12		0	1
2021 / 5 mos	126	15	111		7	1	6		0	1
Total	1,955	134	1,821		141	10	131		0	3
Percent of Total		4.0%	96.0%			7.0%	93.0%		0.0%	100.0%

1/1/18 through 5/31/21

3 or more complaints by one individual

2018	17 individuals 1 individual	3 - 8 complaints 9+ complaints
2019	21 individuals 8 individuals	3 - 8 complaints 9+ complaints
2020	2 individual	3 - 8 complaints 9+ complaints
2021 / 5 mos	1 individual	3 - 8 complaints 9+ complaints

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: Wetland Cuttings

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: CDD Orientation & Resident Academy

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: Momentum Meeting

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: Government Day

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ Save the Date	Cover Memo

SAVE THE DATE

The Villages®
Community Development Districts



GOVERNMENT



DAY



WORKING TO SERVE *you!*

November 6, 2021 • 10AM - 1PM

Eisenhower Regional Recreation Complex (3560 Buena Vista Blvd.)

Stay tuned to DistrictGov.org for more information | (352) 753-4508

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: Community Watch Accreditation

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ CW Accreditation	Cover Memo



The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: Sumter County BOCC Fire & EMS Study Committee

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM: Mark Brionez, District Counsel

DATE: 7/1/2021

SUBJECT: **Fourth Amended and Restated Interlocal Governmental Agreement for
Maintenance of Project Wide Improvements**

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: Executive Session

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

The Villages®
Community Development Districts
District 10

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 10

FROM:

DATE:

SUBJECT: District 10 Chairman Wiley: PWAC After Agenda

ISSUE: PWAC After Agenda

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
▣ PWAC After Agenda	Cover Memo



Project Wide Advisory Committee
Monthly Board Meetings held at:
Savannah Recreation Center
1545 Buena Vista Blvd.
The Villages, Florida 32162

District 5 - Jerry Ferlisi, Primary; Jerry Knoll, Alternate
District 6 - Peter Moeller, Primary; Tom Griffith, Alternate
District 7 - Jerry Vicenti, Primary; Steve Lapp, Alternate
District 8 - Dennis Hayes (VC), Primary; Duane Johnson, Alternate
District 9 - Steve Brown, Primary; Don Hickman, Alternate
District 10 - Don Wiley (C), Primary; Ken Lieberman, Alternate
District 11 - Don Brozick, Primary; Phil Grayber, Alternate
District 12 - Jon Roudabush, Primary; Ron McMahon, Alternate
Brownwood CDD - Ken Stoff, Primary

AFTER AGENDA

July 12, 2021
8:30 AM

The District encourages citizen participation in the democratic process and recognizes and protects the right of freedom of speech afforded to all. As the Committee conducts the business of the District, rules of civility shall apply. District Committee Members, Staff members, and members of the public are to communicate respectfully. It is preferred that persons speak only when recognized by the Committee Chair and, at that time, refrain from engaging in personal attacks or derogatory or offensive language. Persons who are deemed to be disruptive and negatively impact the efficient operation of the meeting shall be subject to removal after two verbal warnings.

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 – 12**
 - B. Pledge of Allegiance
 - C. Observation of Moment of Silence
 - D. Welcome Meeting Attendees
 - E. Audience Comments – **No audience comments were received.**

Project Wide Fund

CONSENT AGENDA: Recommended approval of the Consent Agenda to the SLCDD Board 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 from the Meeting held on June 3, 2021.

3. Annual Renewal of Agreement 2021-2022

Review and approval to present Annual Agreement Renewal to the Sumter Landing Community Development District Board.

NEW BUSINESS:

4. Award of Request for Proposal (RFP) # 21P-023 District 13 Landscape and Irrigation Maintenance for Basins, Paths and Roadways – **Recommended award of RFP to the SLCDD Board with no discussion.**

Review and approval to present a recommendation of award of Request for Proposals (RFP) #21P-023 District 13 Landscape and Irrigation Maintenance for Basins, Paths and Roadways to the Sumter Landing Community District Board

5. Amendment Two and Renewal Two to ITB #18B-016 with Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting – **Recommended approval to the SLCDD Board following some Staff clarification.**

Review and approval to present Amendment Two and Renewal Two to the Agreement ITB #18B-016 between Sumter Landing Community Development District and Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting at the Sumter Landing Community Development District Board Meeting.

6. Lake Miona Walking Trail Funding Approval

The District is completing design stage of the Lake Miona Walking Trail. PWAC must decide on the final surface type and estimated revised project cost based on the chosen surface type for the Lake Miona Walking Trail so that construction and bid documents can be prepared to allow District Property Management to execute the construction phase of the Lake Miona Walking Trail. – **Following review of five (5) surface alternatives and receipt of audience comments, the Committee provided direction to proceed with the construction of the walking trail utilizing the flexi-pave surface for a total estimated project cost not to exceed \$431,000.**

OLD BUSINESS:

7. Old Business Status Update - PWF – **Staff will forwarded a few possible dates for the trolley tour to the Committee to occur in August or September.**

Old Business – PWF

8. Capital Projects Update - June 2021

INFORMATIONAL ITEMS ONLY:

9. Financial Statement

Financial Statement as of May 31, 2021

Sumter Landing Amenities Division Fund

CONSENT AGENDA: Recommended approval of the Consent Agenda to the SLCDD Board 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.

10. Annual Renewal of Agreements 2021-2022

Review and approval to present Annual Agreement Renewals to the Sumter Landing Community Development District Board.

11. Amendment Two to Colony and DeSoto Executive Golf Courses & Landscape Maintenance with ASG Solutions, LLC

Review and approval to present Amendment Two to the Agreement between Sumter Landing Community Development District and ASG Solutions, LLC for Golf Course and Landscape Maintenance for Colony and DeSoto Executive Golf Courses to the Sumter Landing Community Development District Board.

12. Amendment Two to Key Largo Executive Golf Courses & Landscape Maintenance with ASG Solutions, LLC

Review and approval to present Amendment Two to the Agreement between Sumter Landing Community Development District and ASG Solutions, LLC for Golf Course and Landscape Maintenance for Key Largo Executive Golf Courses to the Sumter Landing Community Development District Board.

13. Amendment Two and Renewal One to Sunset Pointe Executive Golf Courses & Landscape Maintenance with ASG Solutions, LLC

Review and approval to present Amendment Two and Renewal One to the Agreement between Sumter Landing Community Development District and ASG Solutions, LLC for Golf Course and Landscape Maintenance for Sunset Pointe Executive Golf Courses to the Sumter Landing Community Development District Board.

14. Amendment One and Renewal Two to Duval and Double Palm Executive Golf Courses & Landscape Maintenance with SSS Down to Earth Opco II, LLC

Review and approval to present Amendment One and Renewal Two to the Agreement with SSS Down to Earth Opco II, LLC for Golf Course and Landscape Maintenance for Duval and Double Palm Executive Golf Courses to the Sumter Landing Community Development District Board.

15. Amendment One to RFP #20P-025 Belvedere Executive Golf Courses with SSS Down to Earth Opco II, LLC

Review and approval to present Amendment One to the Agreement with SSS Down to Earth Opco II, LLC for RFP #20P-025 Belvedere Executive Golf Courses to the Sumter Landing Community Development District Board.

NEW BUSINESS:

16. Amendment Two and Renewal Two to ITB #18B-016 with Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting – **Recommended approval to the SLCDD Board with no discussion.**

Review and approval to present Amendment Two and Renewal Two to the Agreement ITB #18B-016 between Sumter Landing Community Development District and Daves Fencing & Painting Inc. for Fencing – 2, 3 & 4 Board Installations, Repairs & Painting at the Sumter Landing Community Development District Board Meeting.

17. Amendment One and Renewal Two to Big Cypress Executive Golf Courses & Landscape Maintenance with ASG Solutions, LLC – **Recommended approval to the SLCDD Board with no discussion.**

Review and approval to present Amendment One and Renewal Two to the Agreement between Sumter Landing Community Development District and ASG Solutions, LLC for Golf Course and Landscape Maintenance for Big Cypress Executive Golf Courses to the Sumter Landing Community Development District Board.

OLD BUSINESS:

18. Old Business Status Update - SLAD – **All Old Business items have been addressed.**

Old Business – SLAD

19. Capital Projects Update - June 2021
Capital Projects Update - June 2021

INFORMATIONAL ITEMS ONLY:

20. Financial Statement
Financial Statement as of May 31, 2021

REPORTS AND INPUT:

21. District Manager Reports
 - A. Bi-Monthly Executive Golf Update
22. District Counsel Reports
23. Supervisor Comments
Fourth Amended and Restated IGA Agreement:

- **Chairman Wiley advised that he would be making a request to the SLCDD Board to extend the timeframe to negotiate/finalize the revisions to the Agreement.**
- **Supervisor Brozick advised that the District 11 Board reviewed and concurred with the revisions suggested to the Agreement by Mark Brionez, District Counsel.**
- **Supervisor Vicenti requested that Staff forward a copy of the letter and the suggested revisions to the Agreement that have been forwarded to the SLCDD Board by District 7 Counsel, Mike Eckert.**

A. **Chairman Wiley: Consideration to change September 2, 2021 Meeting Date – The Committee changed the meeting date to Monday, August 30, 2021 at 8:30 a.m.**

24. **Adjourn – Meeting was adjourned at 10:35 a.m.**