



Seat 1 - Dennis Broedlin, Supervisor
Seat 2 - William VonDohlen, Supervisor
Seat 3 - Steve Lapp, Vice Chairman
Seat 4 - Jerry Vicenti, Chairman
Seat 5 - Ed Coleman, Supervisor

Monthly Board Meetings are held at:
Savannah Regional Recreation Center
1545 Buena Vista Boulevard
The Villages, Florida 32162

AGENDA

May 24, 2021
2:00 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

NEW BUSINESS:

2. Agenda - Special Meeting

REPORTS AND INPUT:

3. District Manager Reports
4. District Counsel Reports
5. Supervisor Comments
6. 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 7

AGENDA REQUEST

TO: Board of Supervisors
Village Community Development District 7

FROM: District Staff

DATE: 5/24/2021

SUBJECT: **Agenda - Special Meeting**

ISSUE:

ANALYSIS/INFORMATION:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

Description	Type
❑ Special Meeting Agenda	Cover Memo
❑ Comments submitted by Supervisor VonDohlen	Cover Memo

AGENDA

The purpose of the Workshop Meeting is to provide direction to the District's legal counsel on the projects that the Board would like reviewed, and to prioritize such projects. Below is a list of topics that have been discussed as potential issues for legal counsel review.

1. District 7 Participation in Project Wide Advisory Committee
 - a. Process for District 7 input into and approval of PWAC budget
 - b. Percentage of PWAC budget allocated to Village 7 lands (past and future)
 - c. Flow of funds from District 7 to PWAC
 - d. Allocation of PWAC funding responsibilities among participating CDDs
 - e. Term of agreement
 - f. Renewal provisions for agreement
 - g. Evaluation of infrastructure currently maintained by PWAC
 - h. Process for adding new infrastructure to PWAC responsibility under Appendix A
 - i. PWAC's role as advisory verses decision-making
 - j. Analyze financial impact on District 7 of being part of PWAC verses not participating
 - k. Analyze financial impact of removing District 12 and future CDDs by creating PWAC 2, including a review of changes that would be made to Appendix A and what happens with infrastructure that connects PWAC 1 lands with PWAC 2 lands
 - l. Duress when Agreement approved
2. Management Services Agreement
3. Procurement / Purchasing Protocols, Agreement Forms and Options
 - a. Participation by District 7 in approving RFPs and evaluation criteria
 - b. Evaluation of proposals submitted
 - c. Review of forms of agreements
 - d. Alternatives to current structure for procurement
4. ARC meeting attendance
5. List of assets and infrastructure owned by the Village 7 CDD
6. Review of bond documents regarding roadway reserves

Paragraph 1 Refers to City of Wildwood, city of Fruitland Park and portions of Lake and Sumter Counties south of 466.

Now Therefor paragraphs

Paragraph 6 under, Now Therefor area, states that additional districts can be added. Does this mean that Sumter Landing District can add Districts in the above areas? (See Paragraph 5 under Recitals). A prior amendment, if my memory is correct, allows the Sumter Landing Community Development District (Sumter Landing District) to add Districts within the area referred to in the agreement. (see Paragraph 1 above)

Paragraph 3 seems to allow improvements outside the Districts to be added by Sumter Landing District.

I have questions about Paragraph 4
Paragraph 8 refers to project as described
herein. I need a better description of
Project.

Paragraph 3&4 under Now therefore gives
Sumter Landing Dist. The right to add
improvements in and outside of the
Districts without limitation. There is no
limitation as to type or method of
construction, cost of maintenance, when it
will take place, who will do it and work to
be done in and outside the District. Some
of this may be guided by statute but this
generally only refers to how the bid is
worded and awarded.

Paragraph 5 Allocates cost by acreage. This
gives a very low assessment to Sumter
Landing District and much bigger

assessment to the other Districts. Why not assessed value?

Paragraph 7 makes the last for 20 years. This is much too long.

Paragraph 11 allows the agreement to be assigned to a governmental entity. No limitation as to which Government and where located.

There is no effective protection for the individual Districts and all the protection for the Sumter Landing District as defined herein.