

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

A Meeting of the Board of Supervisors of Village Community Development District No. 6 was held on Friday, February 15, 2019 at 9:30 a.m. at the District Office Board Room, 984 Old Mill Run, The Villages, Florida, 32162.

Board members present and constituting a quorum:

John Calandro	Chairman
Peter Moeller	Vice Chairman
Tom Griffith	Supervisor

Staff Present:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Valerie Fuchs	District Counsel
Sam Wartinbee	District Property Management Director
Anne Hochsprung	Finance Director
Brittany Wilson	Director of Technology and Board Services
Jennifer McQueary	District Clerk
Julie Kulas	Administrative Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Calandro called the meeting to order at 9:33 a.m. and stated for the record that three (3) Supervisors were present representing a quorum. Linda Grzesik and Andy Curtis were absent.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Observation of a Moment of Silence

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

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Peter Moeller, seconded by Tom Griffith, with all in favor, the Board approved the Minutes for the Meeting held on January 18, 2019.
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THIRD ORDER OF BUSINESS: Acceptance of Audit Report for Fiscal Year 2017/2018

Anne Hochsprung, Finance Director, advised that Purvis Gray & Company, the District's Auditor, have completed the audit report for Fiscal Year 2017/2018 and reviewed the Statement of Activities as well as the Balance Sheet of Governmental Funds with the Board. The following items were highlighted from the Fiscal Year 2017/2018 audit:

- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2018, by \$83,022,331 (net position). Of this amount, \$10,067,277 of unrestricted net position may be used to meet the District's ongoing obligations to residents and creditors.
- The District's total net position decreased by \$1,382,670. The decrease in net position results primarily from depreciation expense for capitalized fixed assets of \$2,485,821. Depreciation expense is provided to reflect the using up over time of the value of items of capital equipment previously acquired in order to allow for the planning of the timely replacement or renovation of these assets when required.
- The District's total long-term debt decreased by \$3,618,658 during the current Fiscal Year. The decrease relates to principal payments made on outstanding revenue bonds during the year ended September 30, 2018.
- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of \$14,386,510, a net increase of \$1,097,013, compared to prior year. The fund balance of the General Fund increased by \$1,118,995 which was offset by a decrease in the Debt Service Fund of \$21,982. Of the total, \$2,700,524 is available for spending at the District's discretion as unassigned fund balance.

- At the end of the year, unassigned fund balance of the General Fund was \$2,700,524 or 93.8 percent of total General Fund annual expenditures. This provides a healthy contingency for unexpected expenditures.
- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for unavailable revenue pertaining to assessments due in future years, which is a deferred inflow of resources. Assessments receivable decreased by \$23,647,238 during the year and has a September 30, 2018 balance of \$61,650,989.

Mark White with Purvis & Gray, the District's Auditors, advised an unmodified opinion has been issued and believes that the financial statements are fairly presented in accordance with generally accepted accounting principles and are free from material mistakes. Mr. White thanked Staff for their cooperation in providing all necessary documents to them for the completion of their audit. Mr. White responded to the inquiries of the Board.

The Board thanked the auditors for the report provided.

On MOTION by Tom Griffith, seconded by Peter Moeller, with all in favor, the Board accepted the Village Community Development District No. 6 Fiscal Year 2017/2018 Audit.
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FOURTH ORDER OF BUSINESS: Approval of Fiscal Year 2019/2020 Budget Calendar

Barbara Kays, Budget Director, advised that the District's Fiscal Year 2019/2020 budget calendar has been provided and advised that a Budget Workshop has been scheduled for Monday, May 13, 2019 at 9:30 a.m. in the District Office Large Conference Room which will include a review of the Fiscal Year 2019/2020 recommended budget by line-item detail, provide Capital Improvement Plan (CIP) updates, and discuss the proposed maintenance assessment rates. Ms. Kays stated approval of the Proposed Budget will occur during the regular meeting on June 7, 2019 in the District Office Large Conference Room, and the Public Hearing to adopt the Final Budget followed by the Board's adoption of the Final Budget is scheduled to take place at the regular meeting on September 6, 2019 in the District Office Large Conference Room.

On MOTION Peter Moeller, seconded by Tom Griffith, with all in favor, the Board approved the Fiscal Year 2019/2020 Budget Calendar.
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FIFTH ORDER OF BUSINESS: Operating Policies and Procedures

Brittany Wilson, Director of Technology and Board Support Services, advised that a draft of the Operating Policies and Procedures was provided to the Board via email and as an attachment to the agenda package. Staff has conducted a review of the District's existing Policies and Procedures, Statutory requirements, Operating Policies and Procedures of other governmental entities and existing policies that the Board has adopted throughout the years, which have been incorporated into the document presented. Ms. Wilson advised that Staff has highlighted those areas where options have been provided to the Board for consideration and are requesting that the Board review the document and provide comments to Staff to be incorporated prior to the March Board Meeting. Once the Operating Policies and Procedures have been finalized, Staff will move forward with the advertisement process for the Board to hold a Public Hearing to adopt the Rule.

Supervisor Griffith advised that he would like the Operating Policies and Procedures to include language that is easy to read and understand.

Richard Baier, District Manager, advised that some of the items within the document are per Florida Statute and cannot be changed.

Vice Chairman Moeller stated he believes there are items within the document that will require extensive discussion during the March meeting. Mr. Baier encouraged the Board to submit questions and comments to Staff, prior to the March meeting, to allow Staff an opportunity to review the information and be able to address the comment and questions at the March meeting. Mr. Baier advised that discussion of the Operating Policies and Procedures may take multiple meetings to finalize.

Supervisor Griffith inquired if Staff could identify the legally required paragraphs within the document. Ms. Fuchs advised that a reference for the required language can be provided.

Staff responded to the Board inquiries.

SIXTH ORDER OF BUSINESS: Architectural Review Manual

Candy Dennis, Community Standards Manager, advised that during the January meeting Staff presented proposed revisions to the Architectural Review Manual for consideration. During the Board

Meetings held additional revisions were identified for the language pertaining to pavers, driveway painting for patio villas, front door and garage door painting for courtyard and patio villas and providing the necessary language for gate movement and adjusting of a sidewalk when corner/end lot courtyard villas construct a golf cart addition, which have been indicated in blue. Ms. Dennis stated that Staff is requesting that the Board approve the proposed revisions to the Architectural Review Manual.

On MOTION by Tom Griffith, seconded by Peter Moeller, with all in favor, the Committee recommended approval of the proposed revisions to the Architectural Review Manual effective February 15, 2019.

Chairman Calandro thanked the District 6 Primary and Alternate Architectural Review Committee Representatives for their diligent efforts serving on the Architectural Review Committee (ARC).

SEVENTH ORDER OF BUSINESS: Old Business Status Update

Mr. Baier advised that the process to appoint a new Supervisor, when vacancies occur, has been included in the Operating Policies and Procedures for the Board's review.

EIGHTH ORDER OF BUSINESS: Financial Statements

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

NINTH ORDER OF BUSINESS: DPM Monthly Report

The District Property Management (DPM) Report was provided as information to the Board.

TENTH ORDER OF BUSINESS: District Manager Report

Mr. Baier advised that there will be a public meeting scheduled in April for the Supervisors and Committee members to attend, as well as the public, which will provide an update of activities occurring in the District.

ELEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

TWELFTH ORDER OF BUSINESS: Supervisor Comments

A. Vice Chairman Moeller: PWAC After Agenda

Vice Chairman Moeller provided the following highlights from the PWAC meeting held on February 11, 2019:

- The Committee approved the proposed budget calendar for Fiscal Year 2019/2020.
- The Committee recommended award of the multi-modal path tunnel guide sign project to the Sumter Landing Community Development District (SLCDD).

Vice Chairman Moeller advised that Staff provided a brief overview of two (2) alternatives being considered to review the current condition of the Morse Boulevard embankment. Mr. Baier advised that the first alternative would be to utilize divers to video underneath the water and provide the information to the engineers on the shoreline; and the second would be to utilize laser leveling which would also show if additional degradation has occurred.

Vice Chairman Moeller advised the PWAC will hold a Q&A session on Thursday, February 28, 2019 at 6 p.m. at Rohan Regional Recreation Center.

Chairman Calandro requested that Mr. Baier provide an update of an email forwarded previously to the Board which addressed mosquito control which addressed a concern raised that pertained to a confirmed case of West Nile virus that led to the death of a resident in the Village of Fenney. Mr. Baier advised that mosquito control is a county function. Sumter County does provide mosquito control, under a licensed application from an in-house prospective, and if necessary, by a consultant. A meeting has been set for March 12th, in the evening, at Truman Recreation Center, to review the application of mosquito control chemicals for the different types of mosquitos within Lake County. Mr. Baier advised other than the one case mentioned, Sumter County has not had any confirmed cases and the issue falls under the jurisdiction of the counties and the health department. Mr. Baier advised that Staff will forward a copy of the recent District Bulletin which included information relating to mosquito control to the Board, as information.

THIRTEENTH ORDER OF BUSINESS: Audience Comments

No audience comments were received.

FOURTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 10:41 a.m.

On MOTION by Peter Moeller, seconded by Tom Griffith, with all in favor, the Meeting was adjourned.
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Richard J. Baier
Secretary

John Calandro
Chairman