

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

A Meeting of the Board of Supervisors of Village Community Development District No. 9 was held on Thursday, February 14, 2019 at 1:30 p.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present and constituting a quorum:

Jack Reimer	Chairman
David Green	Vice Chairman
Kent Kluver	Supervisor
Don Hickman	Supervisor
Steve Brown	Supervisor

Staff Present:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Valerie Fuchs	District Counsel
Diane Tucker	Administrative Operations Manager
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 Reimer, called the meeting to order at 1:30 p.m. and stated for the record that four (4) Supervisors were present representing a quorum. Kent Kluver was absent.

B. Pledge of Allegiance

Chairman Reimer 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:

Approval of the Minutes

On MOTION by Steve Brown, seconded by Dave Green, with all in favor, the Board approved the Minutes for the Board Meetings held on January 17, 2019.

THIRD ORDER OF BUSINESS:

Acceptance of Audit Report for FY 2017-2018

Anne Hochsprung, Finance Director, advised that Purvis Gray & Company, the District's Auditor, has 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 \$102,865,041 (net position). This was a \$694,175 decrease from the net position of \$103,559,216 at the end of the preceding year. Of total net position, \$11,467,027 is unrestricted net position that can be used at the discretion of the Board of Supervisors.
- The District's capital assets decreased from \$93,199,011 in the prior fiscal year to \$91,019,199 in Fiscal Year 2018, net of accumulated depreciation, as a result of depreciation expense of \$2,602,568 offset by \$422,755 in improvement additions during the Fiscal Year.
- The District's long-term debt decreased from \$82,607,000 to \$79,157,000 in Fiscal Year 2018 as \$3,450,000 in existing debt was paid off.

- At the close of the fiscal year, the governmental funds had an ending fund balance of \$14,893,211, an increase of \$1,410,079. Of that total fund balance \$11,467,027 was in the General Fund and \$3,426,184 was in the Debt Service Fund.
- The District's General Fund reported a fund balance of \$11,467,027 a net increase of \$1,822,998 compared to the prior year. The balance committed for renewal and replacement increased this year by \$1,000,000 to a total of \$6,700,000 with the remaining balance of \$4,767,027 as unassigned fund balance.

Helen Painter 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. Ms. Painter thanked Staff for their cooperation in providing all necessary documents to them for the completion of their audit. Ms. Painter responded to the inquiries of the Board.

The Board thanked the auditors for the report provided.

On MOTION by Dave Green, seconded by Steve Brown, with all in favor, the Board accepted the Village Community Development District 9 Fiscal Year 2017/2018 Audit.
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FOURTH ORDER OF BUSINESS: Approval of FY 19-20 Budget Calendar

Barbara Kays, Budget Director, advised that the District's tentative Fiscal Year 2019/2020 budget calendar has been provided and advised that a May Budget Workshop has been scheduled for Monday, May 13, 2019 at 1:30 p.m. in the District Office Large Conference Room to 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 take place during the regular meeting on Thursday, June 6, 2019 at 1:30 p.m. 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 Thursday, September 5, 2019 at 1:30 p.m. in the District Office Large Conference Room.

On MOTION by Steve Brown, seconded by Dave Green, with all in favor, the Board approved the Fiscal Year 2019/2020 Budget Calendar.

FIFTH 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 screening of front entryway, 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 Steve Brown, seconded by Don Hickman, with all in favor, the Board approved the revisions to the Architectural Review Manual.

SIXTH 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.

SEVENTH ORDER OF BUSINESS: Old Business Status Update

Richard Baier, District Manager, advised there was no old business.

EIGHTH ORDER OF BUSINESS: Financial Statements

The Financial Statements as of December 31, 2018 were provided as information to the Board.

NINTH ORDER OF BUSINESS: DPM Monthly Report

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

TENTH ORDER OF BUSINESS: District Manager Reports

Mr. Baier advised that there will be a public meeting set up in the near future for the Supervisors and Committee members, as well as the public, for a District update to be provided regarding all activities that are occurring.

ELEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

TWELFTH ORDER OF BUSINESS: Supervisor Comments

A. PWAC After Agenda

Mr. Baier advised that Supervisor Brown will represent District 9 at the Project Wide Advisory Committee (PWAC) meeting on February 28, 2019 from 6:00 - 8:00 p.m. at the Rohan Recreation Center. The PWAC will educate the public on their roles and responsibilities prior to the budget process beginning.

B. IAC Update

Supervisor Green advised that Staff will be presenting an update to each of the Boards pertaining to the Long-Term Investment Plan (LTIP) and provide recommendations if additional funds should be transferred into the LTIP at the March 14, 2019 meeting.

THIRTEENTH ORDER OF BUSINESS

Adjourn

The meeting was adjourned at 1:57 p.m.

On MOTION by Dave Green, seconded by Steve Brown, with all in favor, the Meeting was adjourned.
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Richard J. Baier
Secretary

Jack Reimer
Chairman