

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 12**

A Meeting of the Board of Supervisors of Village Community Development District No. 12 was held on Wednesday, March 13 , 2019 at 2:00 p.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present and constituting a quorum:

Dean Barberree	Chairman
Don Levens	Vice Chairman
Kimberly Locher	Supervisor
Jon Roudabush	Supervisor
Andrew Bilardello	Supervisor

Staff Present:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Valerie Fuchs	District Counsel
Sam Wartinbee	District Property Management Director
Barbara Kays	Budget Director
Anne Hochsprung	Finance Director
Brittany Wilson	Director of Technology and Board Services
Jennifer McQueary	District Clerk
Candice Harris	Deputy District Clerk

FIRST ORDER OF BUSINESS: **Call to Order**

A. Roll Call

Chairman Barberree called the meeting to order at 2:02 p.m. and stated for the record that all Supervisors were present representing a quorum.

B. Pledge of Allegiance

Chairman Barberree led the Pledge of Allegiance.

C. Observation of a Moment of Silence

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

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

Kevin Mitchell, Delphina Loop, stated that he attended the February Board meeting and expressed concern about residents who are utilizing the green space behind their home as a park and dog park, which is chasing the wildlife away, and requested that signage or fencing be installed to keep people out of the green space area. Mr. Mitchell provided the Board with photographs supporting his concerns. Sam Wartinbee, District Property Management (DPM) Director, advised that following a review of the plats, the property being referenced, as well as 2572 Caruthers Path are open public areas and are not preserve areas. There are preserves within District 12 that are restricted to human access; however, the area being referenced is not one of those areas. Mr. Wartinbee encouraged the residents to contact Sumter County Animal Control or the City of Wildwood pertaining to concerns about animals running off-leash in the area. Mr. Baier advised that Staff will provide Mr. Mitchell with the language from the plat.

Paul Clark, Delphina Loop, advised that he resides next to Mr. Mitchell and would be in favor of regulating access to the area. Mr. Baier requested that the plat language be reviewed by District Counsel to determine if any action can be taken by the District.

A resident who resides along Caruthers Path advised that he attended the February Board meeting to express concern about residents accessing the park from the east side of Caruthers and along his property. The resident inquired if the fence could be extended along the property line to separate his personal property from the parking area. Mr. Wartinbee advised that he reviewed the location and stated there is an opening in the fence approximately 120 feet prior to the resident's property, which is where the pedestrian path begins to enter the park area. Mr. Wartinbee stated that he believes another sign will be installed to assist in advising what type of activities are allowed in the area. Fence installation along the boundary of private property has not been completed in the past, as the District does not have the ability to expend public funds to inure a benefit to a private party. Mr. Wartinbee stated that the resident could consider installing additional shrubbery at this location.

Donna Cole, Tenney Lane, inquired if an update is available pertaining to her concern addressed to the Board previously regarding the lack of plant material in the cul-de-sac located on Tenney Lane and along the fence line that backs up to CR 505. Mr. Wartinbee advised that the plant material in the cul-de-sac is newer and has not yet become established. Staff has confirmed that all the plant material included in the original pallet and design for the cul-de-sac is there and there are no plans to add or change any of the existing landscape. As it pertains to the resident's concerns regarding the plantings along CR 505, the portion of the road right-of-way does not fall under the District's purview.

Ms. Cole requested a copy of the cul-de-sac design plan which Staff advised they would provide.

CONSENT AGENDA:

Chairman Barberree 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 Jon Roudabush, seconded by Don Levens, with all in favor, the Board took formal action on the following items included on the Consent Agenda:
SECOND ORDER OF BUSINESS: Approval of the Minutes for the Board Meeting held on February 7, 2019.
THIRD ORDER OF BUSINESS: Acceptance of the Quit Claim Deed from The Villages Land Company, LLC.
FOURTH ORDER OF BUSINESS: Approval of the Right-of-Way Deed with the City of Wildwood and authorized the Chairman/Vice Chairman to execute the document.
FIFTH ORDER OF BUSINESS: Acceptance and Conveyance of the Common Tracts and Roadways and Joined in the Dedication of those Common Tracts and Roadways of the following plat: Villages of Southern Oaks Unit No. 27 and authorize the Chairman or Vice Chairman to Execute the Mylar of the following plat: Villages of Southern Oaks Unit No. 27 and Adopted Resolution 19-33 finding certain services, maintenance and repair activities to be in the public interest and accepted the obligation to perform those services within VOSO Unit No. 27.
SIXTH ORDER OF BUSINESS: Approval of Amendment One to RFP #18P-014 Landscape and Irrigation Maintenance Agreement for District 12 Villas, Cul-De-Sacs, Basins and Roadways between Village Community Development District No. 12 and Cepra Landscape, LLC for an annual increase of \$169,391.15 for a total contract price of \$196,744.50 (\$16,395.38), authorize issuance of a Purchase Order and authorize the Chairman/Vice Chairman to execute Amendment One.

At this time Mr. Baier requested that the Seventh Order of Business: Discussion Item: Operating Policies and Procedures; the Eighth Order of Business: Long-Term Investment Strategy; the Ninth Order of Business: Long-Term Investment Portfolio and the Twelfth Order of Business: Adoption of Resolution 19-32 be pulled from today's agenda and advised that Staff will place these items on the April 11, 2019 agenda for Board consideration.

TENTH ORDER OF BUSINESS: Adoption of Resolution 19-30

A. Presentation of Resolution 19-30

Lee Clymer of Farner, Barley & Associates, the District's Engineer, advised that the Engineers Report addresses the public infrastructure that is necessary for the development of the District. Phase III of the District consists of a total of 15.68 gross acres and 59 various size building lots. The 2019 Bond issue will be utilized to finance a portion of the District's eligible construction and reimbursement costs, which consists of the items as described within Table 1 of the report. The Engineer's estimate of the total development is \$2,304,191.12, of which \$1,477,430.00 is anticipated to be funded by the 2019 bonds and the \$826,761.12 balance is to be funded by the Developer. With regards to the title and permitting, the City of Wildwood's comprehensive plan has been modified accordingly by the City of Wildwood and the Florida Department of Economic Opportunity. The Development has been rezoned by the City of Wildwood as an Age Restricted Development (ARD) and no other master plan, zoning or comprehensive approval will be needed in order for the District to proceed as currently contemplated. It is the Engineer's opinion that the project improvements are fair and reasonable and that the anticipated District funded improvements consist solely of assessable improvements within the meaning of Florida Statute Chapter 190, and benefit all of the assessable acreage in the Development.

Ms. Fuchs advised as information to the residents in attendance that today's public hearing is being held, as required by Florida Statute 170, to proceed with the process to levy and impose assessments in connection with the Development of Phase III of District 12.

Kevin Plenzer of Fishkind & Associates, the District's Economist, advised that the Board has been provided with the Assessment Report which outlines the estimated maximum assessments securing the repayment of the bonds. The principal assessment allocation identifies the maximum assessments to

be levied on the 59 properties, of which 27 designer homes will be constructed in Unit 30A and 32 designer homes will be constructed in Unit 36A. Mr. Plenzer reviewed the tables with the Board and requested any questions be addressed at this time.

B. Open Public Hearing to Receive Public Comment

Chairman Barberree opened the Public Hearing at 2:45 p.m.

On MOTION by Don Levens, seconded by Andrew Bilardello, with all in favor, the Board approved levying the Special Assessments Phase III for Village Community Development District No. 12.

C. Boards Acts as an Equalizing Board

At this time, Chairman Barberree requested public comment pertaining to the amount of the Special Assessments. No Comments from the Public were received.

D. Close Public Hearing

Hearing no further public input, the Chairman closed the Public Hearing at 2:46 p.m.

E. Adopt Resolution 19-30

On MOTION Kimberly Locher, seconded by Jon Roudabush, with all in favor, the Board adopted Resolution 19-30 authorizing the District improvements, equalizing, approving, confirming and levying special assessments for Village Community Development District, Phase III.

ELEVENTH ORDER OF BUSINESS: Adoption of Resolution 19-29

Jennifer LaRocco of GrayRobinson/Nixon Peabody, Bond Counsel, advised that a final Commitment Letter has been received from Citizens First Bank (CFB) and it is requested that the Board adopt Resolution 19-29. Ms. LaRocco advised that there are several exhibits to Resolution 19-29 such as the Third Supplemental Trust Indenture, the Commitment Letter from CFB, Certificate of Purchaser and a Disclosure Letter.

On MOTION by Jon Roudabush, seconded by Andrew Bilardello, with all in favor, the Board adopted Resolution 19-29 authorizing the issuance of the Special Assessment Revenue Bond, Series 2019 in a principal amount, not to exceed \$1,785,000 for the principal purpose of acquiring and constructing public improvements and award the sale of such bond to Citizens first Bank, pursuant to

the Commitment Letter presented; approving the form of and authorizing the execution of the Third Supplemental Trust Indenture; approving U.S. Bank National Association as the Trustee; making certain findings, approving the form of said bond; authorizing certain officials of the District and others to take all actions required in connection with the issuance and providing for an effective date.

THIRTEENTH ORDER OF BUSINESS: Old Business Status Update

All items on Old Business were previously addressed.

FOURTEENTH ORDER OF BUSINESS: Financial Statements

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

FIFTEENTH ORDER OF BUSINESS: Assessment Presentation

The Assessment Presentation for Villages of Southern Oaks (VOSO) Blake Villas, Unit Nos. 36, 37, 38 and 43 was provided as information.

SIXTEENTH ORDER OF BUSINESS: District Manager Reports

A. Updated Resident Academy Flyer

Mr. Baier reviewed the upcoming Resident Academy dates and advised the Board that on-line registration for the upcoming 2019 Resident Academy session will begin on February 28, 2019.

B. Reminder: District Government Update Meeting

Mr. Baier provided a reminder regarding the District Government Update Meeting which will be held on Friday, April 5, 2019 from 9:00 a.m. to 11:00 a.m. at the Rohan Regional Recreation Center in the Colony Cottage and Laurel Manor Rooms.

SEVENTEENTH ORDER OF BUSINESS: District Counsel Reports

A. Letter of Resignation

Ms. Fuchs provided the Board with a letter of resignation as Legal Counsel for the District effective April 4, 2019.

Mr. Baier thanked Ms. Fuchs for all her diligent efforts on behalf of District 12 and for the Districts she will continue to serve.

EIGHTEENTH ORDER OF BUSINESS: Supervisor Comments

Supervisor Bilardello raised concerns about the ongoing parking issues near the Fenney Putt and Play and stated that vehicles continue to be parked along the roadway causing congestion and concerns for residents who reside in the area. Supervisor Bilardello stated that he believes there is something that should be done to alleviate the parking along the roadway. Mr. Baier stated that the enforcement of parking does not fall under the purview of the District, but advised that the City of Wildwood is developing an Ordinance to address street parking and the City of Wildwood Police Department has been handing out notices as well.

NINETEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 3:00 p.m.

On MOTION by Kimberly Locher, seconded by Andrew Bilardello, with all in favor, the Meeting was adjourned.

Richard J. Baier
Secretary

Dean Barberree
Chairman