

**MINUTES OF MEETING  
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 2**

A Meeting of the Board of Supervisors of Village Community Development District No. 2 was held on Friday, March 8, 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:

Bryan Lifsey	Chairman
Bill Schikora	Vice Chairman
Bart Zoellner	Supervisor
Jim Cipollone	Supervisor
Candy Ginns	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, Technology and Board Services
Carrie Duckett	Director, Resident Services and Communication
Candice Harris	Deputy District Clerk
Julie Kulas	Administrative Assistant

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

A.     Roll Call

Chairman Lifsey 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 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 in attendance at the Village Community Development District (VCDD) No. 2 Board Meeting.

E. Audience Comments

There were no audience comments.

**SECOND ORDER OF BUSINESS: Approval of the Minutes**

**On MOTION by Bart Zoellner, seconded by Bill Schikora, with all in favor, the Board approved the Minutes from the Meeting held on February 8, 2019.**

**THIRD ORDER OF BUSINESS: Discussion Item: Operating Policies and Procedures**

Richard Baier, District Manager, advised that Staff has completed the process of updating the District's Operating Policies and Procedures and has proposed updates for the Board's consideration and Staff will complete a review of the policies and procedures, and if the Board members have changes, concerns, questions, or comments about the existing procedures or those that may have been proposed, those will be addressed at this time.

Brittany Wilson, Director of Technology and Board Support Services, advised that at the February meeting the Board was provided with a copy of the Draft Operating Policies and Procedures for review.

Chairman Lifsey provided the Board with a copy of a document that was submitted to Staff which included his comments, suggestions and questions pertaining to the Operating Policies and Procedures.

Ms. Wilson completed an overview of the revised Operating Policies and Procedures document and requested direction from the Board on several sections. The following items were reviewed and discussed:

- Section 1.2 Standards of Civil Discourse: This section was added as a result of some requests made by Board Supervisors to ensure that Board Meetings can progress in a professional manner.
- Section 1.3-1) Board of Supervisors: The Board of Supervisors of the District (the “Board”) shall exercise the powers granted to the District. The Board shall consist of five members. Members of the Board must be residents of Florida and citizens of the United States. Qualified Board Supervisors must reside in the District.

Chairman Lifsey suggested the wording be changed to read “Qualified Board Supervisors must reside in the District and have been a resident of that District for at least one (1) year.” Valerie Fuchs, District Counsel, advised that the definition of a qualified elector is provided for in Florida Statute, which is a person 18 years of age, a citizen of the United States, a legal resident of Florida and a registered voter within the County the District is located in. This Board cannot include a requirement that an individual reside in the District for a specified period of time because it is not provided for in the statute.

- Section 1.3-3) Term of Supervisors - Options for Filling Vacancies: Staff to review questions included on the application; include open ended questions that can be asked at the interview; Staff to provide additional questions that can be utilized during the application process; a Special Meeting may be held and additional questions would be provided by Staff.

Chairman Lifsey suggested the section reflect that Supervisors are elected to four (4) year terms, the terms are staggered and that no more than three (3) seats will expire at the same time. Mr. Baier advised that clarification can be provided.

- Section 1.4) Compensation –Ms. Fuchs advised in accordance with section 190.003, Florida Statutes, each Board Supervisor is entitled to receive an amount not to exceed \$200 per meeting of the Board of Supervisors, not to exceed \$4,800 annually. Mr. Baier advised that there is no provision within State Statute that provides the Board with the authority to compensate Committee Members.
- Section 1.3-6) Officers – Options for Selection of a Board Chairman and Vice Chairman: Maintain current process of nomination and majority vote by Board following a general

election not to exceed two, two year terms for Chairman or Vice Chairman. Vice Chairman will take over if Chairman is no longer on the Board.

Chairman Lifsey requested that a review of Committee assignments be included on the October Board meeting agenda annually.

- Section 1.5-4) Agenda Format: Maintain current agenda format. If a Supervisor would like an item included on the agenda it is requested that the item be provided to Staff 10 days in advance of the meeting and will be included under the “Supervisor Comments” portion of the agenda.
- Section 1.5-6) Procedures for Including Items on Agenda: Items to be included on agenda may be submitted by a Board Supervisor and will be addressed under “Supervisor Comments” for discussion purposes.
- Section 1.5-16) Emergency Meeting: Chairman Lifsey requested the verbiage “may be ratified” to “must be ratified”. Ms. Wilson advised Staff would incorporate that change within the section.

Ms. Fuchs advised that she is in the process of reviewing the document and, in addition to the items identified, will provide any additional comments to Staff prior to the April Board Meeting.

Ms. Wilson advised that once all revisions have been incorporated into the Operating Policies and Procedures Staff will proceed with the advertisement to hold a Public Hearing at a future meeting, at which time the Board will then formally adopt its Rule.

**FOURTH ORDER OF BUSINESS:            Old Business Status Update**

- Provide date for repaving of villa units in Alhambra: Sam Wartinbee, District Property Management (DPM) Director, advised weather permitting, Escandido Villa road repaving will begin Monday, March 18<sup>th</sup>.

Chairman Lifsey requested clarification as to why there were no District 2 roadways included in the Sumter County repaving schedule. Mr. Baier advised that Sumter County completes an annual inspection of the roadways as part of the County’s five (5) year paving plan. A pavement condition index (PCI) is generated and repaving of the roadways is completed based on the PCI.



District Counsel to seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien against the property; if the property transfers ownership as a result of a foreclosure or before the fines reach \$1,500 and the fines have not been paid within one (1) year of the transfer of ownership, the fines shall be waived and Case No. D2-04-19 shall be closed and authorize the Chairman/Vice Chairman to execute the Order of Enforcement.

B. Open Public Hearing

Chairman Lifsey opened the Public Hearing at 10:59 a.m. to receive public comment.

C. Owner/Interested Party Presentation

No comments were received.

D. Close Public Hearing

Receiving no public comments, Chairman Lifsey closed the Public Hearing at 10:59 a.m.

E. Board Discussion/Determination

**On MOTION by Bart Zoellner, seconded by Jim Cipollone, with all in favor, the Board found the owner in violation of the District's Deed Compliance Rule as cited by Deed Compliance Staff; Owner has five (5) days to bring the property into compliance; if the property is brought into compliance within (5) days of the Order of Enforcement, Case No. D2-04-19 shall be closed; if the property is not brought into compliance within five (5) days of the Order of Enforcement, authorize the District to maintain the property and impose a \$250 fine to be paid within ten (10) days of the invoice; authorize the District to maintain the property twice a month in the summer and once a month in the winter as needed and impose a \$250 fine each time the District maintains the property; if the fines reach \$1,500 the case shall be turned over to District Counsel to seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien against the property; if the property transfers ownership as a result of a foreclosure or before the fines reach \$1,500 and the fines have not been paid within one (1) year of the transfer of ownership, the fines shall be waived and Case No. D2-04-19 shall be closed and authorized the Chairman/Vice Chairman to the Order of Enforcement.**

**SIXTH ORDER OF BUSINESS: Financial Statements**

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

**SEVENTH ORDER OF BUSINESS: DPM Monthly Report**

The DPM report was provided as information to the Board.

**EIGHTH ORDER OF BUSINESS: Long-Term Investment Portfolio**

Kenny Blocker, Assistant District Manager, advised that the Investment Advisory Committee (IAC) met with PFM, the District's Financial Advisors, on February 5, 2019 to review the annual cash flow analysis. The analysis is performed annually to determine the appropriate allocation of cash, cash equivalents and investments in the Long-Term Investment Portfolio (LTIP). According to the analysis for District 2 the balance exceeds the 15% threshold so at this time Staff is not recommending any additional funds be invested in the Long-term Investment Portfolio.

**NINTH ORDER OF BUSINESS: District Manager Reports**

A. AAC After Agenda

Mr. Baier reviewed the after agenda from the Amenity Authority Committee (AAC) meeting held on March 6, 2018 advising various contracts were approved and provided the following highlights:

- Following Committee discussion, the Shay Gate Bathroom addition was tabled to allow Staff the opportunity to review options which included technology options for a potential unmanned gate.
- The Capital Projects Update was provided to the Board regarding the Church Property on CR 42, which was named the First Responders Recreation Center.

Mr. Baier reviewed a statement with the Board provided by Lt. Siemer which addressed an inaccurate article recently published in the 24/7 Wall Street on February 28, 2019 about crime statistics in The Villages and Sumter County.

Mr. Baier advised that Chairman Lifsey provided a document regarding the Automatic License Plate Recognition (ALPR) which has been delayed because it has been determined that the scope of services for the Request for Proposal (RFP) has to be completely revised. Mr. Baier advised the Board has been provided with a handout which identifies that the Village Center and Sumter Landing

Community Development Districts terminated the ALPR contract with L3 Mobile-Vision Inc., at their June 2018 Board meetings because the contractor could not meet the RFP provisions.

Supervisor Zoellner suggested that the local media print an article advising about the inaccurate crime statistic quoted for Sumter County. Mr. Baier advised the statement received from Lt. Siemer has been provided to local media, and will be provided to the Board as information as well as included within the upcoming weekly bulletin.

B. 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.

C. Ex-parte Communications

Mr. Baier provided a reminder to the Board Supervisors that Florida Law prohibits Ex-Parte Communication which includes all communication with residents about Deed Compliance or Architectural Review Committee (ARC) issues or ongoing cases.

Chairman Lifsey requested the upcoming Public Records & Ethics session schedule be provided to the Board.

D. Reminder: District Government Update Meeting

A District Government Update Meeting 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.

**TENTH ORDER OF BUSINESS: District Counsel Reports**

There were no District Counsel Reports.

**ELEVENTH ORDER OF BUSINESS: Supervisor Comments**

A. Vice Chairman Schikora: Q&A Overview

Vice Chairman Schikora advised the overview from the February 26, 2019 Q&A session was provided as information to the Board.

Vice Chairman Schikora thanked Mr. Wartinbee for his quick response when assisting residents with issues and concerns.

**TWELFTH ORDER OF BUSINESS:     Adjourn**

The meeting was adjourned at 11:17 a.m.

**On MOTION by Bart Zoellner, seconded by Bill Schikora, with all in favor, the Meeting was adjourned.**

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Richard J. Baier  
Secretary

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Bryan Lifsey  
Chairman