

**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, March 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
Linda Grzesik	Supervisor
Tom Griffith	Supervisor
Andy Curtis	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
Candy Dennis	Community Standards Manager
Carrie Duckett	Director of Resident Services & Communication
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 Calandro called the meeting to order at 9:33 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 residents in attendance.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Andy Curtis, seconded by Peter Moeller, with all in favor, the Board approved the Minutes for the Meeting held on February 15, 2019.
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THIRD ORDER OF BUSINESS: Discussion of 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. Following an in-depth discussion of each section, the Board directed that their Operating Policies and Procedures be revised as follows:

- Section 1.1 General Introduction: Chairman Calandro requested that the Chapters of the Florida Statute that are referenced in a section be reflected at the bottom of each page.
- 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. Supervisor Griffith requested the verbiage included reflect "District Board Supervisors, Staff members, and members of the public are to communicate respectfully."

- 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; recommendation of replacement by outgoing Supervisor to be considered with other applicants and a Special Meeting would be held if a tie between two (2) candidates were to occur. The Board requested that language be included to address dual vacancies, should one occur, that identifies the candidate receiving the highest number of votes has the ability to select which seat to be appointed to, at the discretion of the Board.
- Section 1.3-6) Officers – Board requested the section reflect “At any Board meeting held after each election where the newly elected members take office, the Board shall select a chair, vice chair and designate a Secretary and Treasurer” and “The District Manager may serve as the Secretary and Treasurer”.
- Options for Selection of a Board Chairman and Vice Chairman: Maintain current process of nomination and majority vote by Board following a general election with a two (2) year term limit. If Chairman leaves the Board, the Vice Chairman will assume the Chairman position for the remainder of the term, if a Vice Chairman leaves a new Vice Chairman will be appointed for the remainder of the term.
- Section 1.3-7) Committees: Revise language to reflect “must be a property owner who maintains qualified elector residency in the District”.
- Section 1.3-10) Voting Conflict of Interest: A correction to section “a.” will be made to state that “The Board Supervisor would then not vote” Valerie Fuchs, District Counsel, clarified that Supervisors must vote on matters brought before them, unless a Supervisor has a conflict of interest as stated within Florida Statute 112 which would inure to a Supervisor’s private gain, which differs from ex-parte communication as it pertains to an Architectural Review Committee (ARC) or Deed Compliance case, which would be prejudicial and could result in a challenge by a property owner.
- Section 1.3-11) Board Supervisor Conduct: The Board requested that this section remain in the Operating Policies and Procedures with the language reflecting “make representations on behalf of the Board without formal direction from the collective Board...”

- Section 1.5-4) Agenda Format: Maintain current agenda format but add “Audience Comments” to the beginning of the agenda also. 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 1.5-10) Reconsideration of Action Previously Taken: Chairman Calandro expressed concern with the definition as provided not being clear enough. Staff and District Counsel will review.
- Section 1.5-12) Roll Call Vote: Revise language to read “Roll call votes will be conducted at the request of any Board Supervisor or at the District Manager’s request to the Board Chair, with voting to occur by seat, in ascending order.”
- Section 1.5-17) Budget Hearing: Budget Amendment: The Board requested clarification of what constitutes a “State of Emergency”, which Staff advised would be included as a separate paragraph.

The Board requested that the adoption date of the operating policies and procedures be included on each page.

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

There were no items on Old Business to be addressed.

FIFTH ORDER OF BUSINESS: Financial Statements

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

SIXTH ORDER OF BUSINESS: DPM Monthly Report

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

SEVENTH ORDER OF BUSINESS: Long-Term Investment Portfolio (for information only)

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 6 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.

EIGHTH 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. Ex-parte Communication

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

C. 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.

Mr. Baier advised a list of the roadways within District 6 that will be maintained by Sumter County has been included in the District Bulletin and provided to the Board via email.

NINTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

TENTH ORDER OF BUSINESS: Supervisor Comments

A. Vice Chairman Moeller: PWAC After Agenda

Vice Chairman Moeller provided the following highlights from the Project Wide Advisory Committee (PWAC) held on March 11, 2019:

- The Committee unanimously approved installation of the Aquatic Access Lifts (AALs) for all pools between CR 466 and SR 44 that do not currently have one installed.
- The Committee will hold a joint workshop with the Amenity Authority Committee (AAC) regarding the amenity deferral rate on March 20th from 9-11 a.m. at the Savannah Regional Recreation Center.

ELEVENTH ORDER OF BUSINESS: Audience Comments

Debbie Jenkins, Village of Caroline, advised that several businesses within the Sumter Landing downtown area have been approached by her son, Kevin James, and have agreed to install automatic door openers to assist residents with needs. Ms. Jenkins advised that Kevin has also started a petition to work toward ensuring the community is livable for anyone with physical challenges or for the elderly. Carrie Duckett, Director of Resident Services & Communication, advised that she has had prior communications with Mr. James and has advised that many of his requests are to install automatic door openers at facilities that are not owned by the District. The locations that Mr. James has brought to the District's attention have had automatic door openers installed, or are in the process of being installed. Ms. Duckett advised that she will continue to attempt to assist Mr. James and Ms. Jenkins in finding the appropriate parties to address for those non-District facilities. Ms. Duckett advised that she believes Mr. James has been working with Commercial Property Management (CPM) but would be happy to act as a point of contact to assist the residents with achieving their end result.

TWELFTH ORDER OF BUSINESS: Adjourn

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

On MOTION by Linda Grzesik, seconded by Peter Moeller, with all in favor, the Meeting was adjourned.

Richard J. Baier
Secretary

John Calandro
Chairman