

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

A Meeting of the Board of Supervisors of Village Community Development District No. 7 was held on Thursday, March 7, 2019, at 8:00 a.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present and constituting a quorum:

Ron McMahon	Chairman
Dennis Broedlin	Vice Chairman
Jerry Vicenti	Supervisor
William VonDohlen	Supervisor
Mark Gallo	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
Candice Harris	Deputy District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman McMahon called the meeting to order at 8:02 a.m. and stated for the record that all Supervisors were present representing a quorum.

B. Pledge of Allegiance

Chairman McMahon led the Pledge of Allegiance.

C. Observation of Moment of Silence

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

D. Welcome Meeting Attendees

The Board welcomed all those in attendance.

E. Audience Comments

No audience comments were received.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Dennis Broedlin, seconded by Jerry Vicenti, with all in favor, the Board approved the Minutes for the Meeting held on February 7, 2019.

THIRD 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). As a result of that analysis, it is recommended that District 7 increase the amount invested in the LTIP by \$58,196, which is consistent with the 15% recommended by the IAC and approved by this Board. If approved by the Board, the increase will be completed in quarterly increments of \$14,549.

On MOTION by William VonDohlen, seconded by Mark Gallo, with all in favor, the Board approved the Long-term Investment Portfolio.
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FOURTH 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. 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. Ms. Wilson completed an overview of the revised Operating Policies and Procedures document and requested direction from the Board on several sections. Following an in-depth discussion of each section, the Board directed that their Operating Policies and Procedures be revised as follows:

- 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 are able to progress in a professional manner.
- Section 1.3-3) Term of Supervisors - Options for Filling Vacancies: Staff to review questions included on the application; Staff to provide additional open-ended questions that can be utilized during the application process; recommendation of replacement by outgoing Supervisor can be a consideration by the Board and scheduling a Special Meeting to hold interviews will be at the discretion of the Board.
- 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.
- Section 1.3-10) Voting Conflict of Interest: The Board requested legal clarification of this item.
- Section 1.3-11) Board Supervisor Conduct: The Board requested that this section remain in the Operating Policies and Procedures.
- 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 1.5-12) Roll Call Vote: Change 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.”

- Section 1.5-13) Public Comment: Staff to confirm the language is same as adopted policy and include that it is the Chairman's prerogative to provide additional time for a group represented by an individual or member; Include language that it is the Chairman's prerogative to not allow repetitive comment.
- Section 1.7-Conduct of Proceedings: Legal clarification of "Substantial Interest" requested.

Valerie Fuchs, District Counsel, 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.

FIFTH ORDER OF BUSINESS: Old Business Status Update

Mr. Baier advised that the cul-de-sac replanting will begin on March 15, 2019 and the replanting at Bonita Postal Facility should be completed this week.

Mr. Baier advised the Board that Sam Wartinbee, District Property Management (DPM) Director is celebrating 25years of service with the District.

SIXTH ORDER OF BUSINESS: Financial Statements

The Budget to Actual Statements as of January 31, 2019 was provided to the Board as information.

SEVENTH ORDER OF BUSINESS: DPM Monthly Report

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

EIGHTH ORDER OF BUSINESS: District Manager Reports

A. Updated Resident Academy Flyer

Carrie Duckett, Director of Resident Services & Communication, 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 advised that 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.

NINTH ORDER OF BUSINESS: District Counsel Reports

There are no District Counsel Reports.

TENTH ORDER OF BUSINESS: Supervisor Comments

Supervisor VonDohlen advised that he has received inquiries from residents about how the bridges that will be constructed across SR 44 and the Florida Turnpike will be funded. Mr. Baier advised that the funding for the construction of the bridges will part of the infrastructure for District 13 and funded through the issuance of bonds, as the construction for the infrastructure of all other numbered Districts has been accomplished. The ongoing maintenance for the bridges, as well as other common infrastructure will be funded through the Project Wide Fund.

Supervisor VonDohlen advised that he would provide Mr. Baier with questions, pertaining to the funding of the bridges, to be addressed with the Project Wide Advisory Committee (PWAC) at an upcoming meeting.

ELEVENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 9:25 a.m.

On MOTION by Dennis Broedlin, seconded by Mark Gallo, with all in favor, the Board adjourned the meeting.

Richard J. Baier
Secretary

Ron McMahon
Chairman