

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

A Meeting of the Board of Supervisors of Village Community Development District No. 8 was held on Friday, March 15, 2019 at 11:30 a.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present and constituting a quorum:

Duane Johnson	Chairman
Larry McMurry	Vice Chairman
Sal Torname	Supervisor
Dennis Hayes	Supervisor
Phil Walker	Supervisor

Staff Present:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Valerie Fuchs	District Counsel
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 Johnson called the meeting to order at 11:30 a.m. and stated for the record that all Supervisors were present representing a quorum.

B. Pledge of Allegiance

Chairman Johnson led the Pledge of Allegiance.

C. Observation of a Moment of Silence.

The Board observed a moment of silence for all those past and present who have honorably served our Country.

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

Sherri Soper, Creekside Drive requested that additional lighting be installed near the entrance of Creekside Landing because it is very dark once you pass the gate and submitted a petition. Ms. Soper advised that there are no street lights at the Creekside Landing entrance or at Creekside Way and Creekside Drive which is a safety concern for pedestrians walking to and from Lake Sumter Landing and to read the street signs at the entrance. Richard Baier, District Manager, advised that Staff will review the lighting and bring the information to the Board at the April meeting.

John Wilbert, 2304 Southwood Drive, advised that there are three (3) large trees overgrown near the pond where he resides and is requesting permission to have one of the trees removed. Mr. Baier advised that this item falls under the purview of the Project Wide Advisory Committee (PWAC); however, as information, the PWAC's policy is that trees will not be removed unless the tree is in decline or is a safety hazard.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Dennis Hayes, seconded by Phil Walker, with all in favor, the Board Approved the Minutes from the Board Meetings held on February 15, 2019.

THIRD ORDER OF BUSINESS: Operating Policies and Procedures

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 can progress in a professional manner.
- 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. Selection of a Board Chairman and a Vice Chairman is one two year term.
- 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-iii) Agenda Format: The phrasing for C. Observation of Moment of Silence. will be rephrased to state “For all those past and present who have honorably served our Country.”

The Board concurred.

- 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.”

Mr. Baier 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: Long-term Investment Portfolio

Anne Hochsprung, Finance Director advised that the Investment Advisory Committee (IAC) completed a review of the annual cash flow analysis and identified that an additional \$22,317 should be transferred into the Long-Term Investment Portfolio (LTIP) to meet the 15% recommended by the IAC. The transfers would occur on a quarterly basis beginning on April 1, 2019.

On MOTION by Sal Torname, seconded by Phil Walker, with all in favor, the Board has Proposed to Increase the Long-term Investment Portfolio of a total around \$89,000 over a quarterly basis as of April 1, 2019.

Kevin McCabe, a resident, inquired if the funds transferred into the LTIP are funds paid by the residents. Ms. Hochsprung advised that the majority of the District's revenues are received from the maintenance assessments paid annually by the residents. The IAC reviews the Districts' investments and identified that 15% of each District's investable balances would provide stronger investment earnings to be utilized for the long-term needs of the Districts.

Wayne Anderson, 2439 Ansley Path, requested that the Board consider allowing small lawn ornaments and changing its anonymous complaint process because he recently had a complaint filed against him for having a small white cross but is unable to determine who submitted the complaint. Valerie Fuchs, District Counsel, advised that per Florida Statute 119 all records of the District are open to the public unless there is a specific exemption. However, if a complaint is made anonymously then no contact information is retained. The deed restrictions prohibit lawn ornaments and this Board, as part of their adopted Rule, has chosen to enforce the external deed restriction that prohibit lawn ornaments without and must enforcement it indiscriminately. Ms. Fuchs advised that every complaint received is reviewed and, if a violation exists, Deed Compliance issues a Deed Compliance Reminder and follows the process.

Following a lengthy discussion, the Board did not take action to change the complaint process and concurred that the District would continue to enforce the deed restriction that prohibits lawn ornaments.

FIFTH ORDER OF BUSINESS: Old Business Update

Mr. Baier advised that the multi-modal path along Buena Vista Boulevard between Stillwater Trail and Old Mill Run has been patched and the item will be removed from the Old Business Status Update.

SIXTH ORDER OF BUSINESS: Case No. D8-03-19 VCDD No. 8 vs. Kevin & Jean McCabe, 1790- Hallandale Lane

A. Staff Presentation of the Facts

Candice Dennis, Community Standards Manager, advised that the District has received a request for a six (6) month extension for Case No. D8-03-19 Village Community Development District No. 8 vs. Kevin and Jean McCabe, 1790 Hallandale Lane, which has been presented to the Board previously. Staff is recommending that the Board approve the McCabe's request for a six (6) month extension which will expire on September 15, 2019.

B. Open Public Hearing

Chairman Johnson opened the Public Hearing at 1:33 p.m. to receive public comment.

C. Owner/Interested Party Presentation

No public comments were received.

D. Close Public Hearing

Receiving no public comments Chairman Johnson closed the Public Hearing at 1:34 p.m.

E. Board Discussion/Determination

On MOTION by Phil Walker, seconded by Sal Torname, all in favor, the Board granted a six month extension for Case D-03-19 VCDD No. 8 vs. Kevin and Jean McCabe, 1790 Hallandale Lane.
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SEVENTH ORDER OF BUSINESS: Financial Statements

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

EIGHTH ORDER OF BUSINESS: DPM Monthly Report

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

Ninth Order of Business: District Manager Report

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. Baier 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.

TENTH ORDER OF BUSINESS: District Counsel Reports

Mr. Wilbert readdressed the Board regarding a pond behind his and other residents homes which was over planted with trees and the residents are requesting how consideration can be given to removing some of the trees so that the residents' view can be restored. Richard Baier advised that this item does not fall into the purview of this Board and would need to be addressed to the PWAC. However, as previously stated, the policy of the PWAC is to not remove trees or shrubs for viewshed.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

A. Supervisor Hayes: PWAC After Agenda

Supervisor Hayes advised that the After Agenda for the Project Wide Advisory Committee (PWAC) meeting held on March 11, 2019 and advised the Committee held a Q and A session for

residents on February 28, 2019 which provided residents with an overview of the responsibilities of the PWAC. Supervisor Hayes highlighted the following items addressed:

- The Committee unanimously approved installation of the Aquatic Access Lifts (AALs) for all pools between CR 466 and SR 44 that does 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.

TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 1:55 p.m.

On MOTION by Dennis Hayes, seconded by Sal Torname, with all in favor, the Meeting was adjourned.
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Richard J. Baier
Secretary

Duane Johnson
Chairman