

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

A Meeting of the Board of Supervisors of Village Community Development District No. 9 was held on Thursday, March 14, 2019 at 1:30 p.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present and constituting a quorum:

Jack Reimer	Chairman
David Green	Vice Chairman
Kent Kluver	Supervisor
Don Hickman	Supervisor
Steve Brown	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 Reimer, called the meeting to order at 1:30 p.m. and stated for the record that all Supervisors were present representing a quorum.

B. Pledge of Allegiance

Chairman Reimer led the Pledge of Allegiance.

C. Observation of Moment of Silence

The Board observed a moment of silence to acknowledge those individuals who have served our Country and community.

D. Welcome Meeting Attendees.

The Board welcomed all those residents in attendance.

E. Audience Comments

Robert Link, Haciendas of Mission Hills, addressed the Board regarding an Architectural Review Committee (ARC) denial he recently received. Valerie Fuchs, District Counsel, inquired if Mr. Link is wishing to appeal the decision of the ARC or request a change in the District's policy. Mr. Link stated that Staff suggested he attend today's meeting because he believes there is a misinterpretation of the ARC manual, relative to structures. Ms. Fuchs requested the resident meet with Community Standards Staff to determine if this is an open case or a request for a change in policy.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Kent Kluver, seconded by Dave Green, with all in favor, the Board approved the Minutes for the Board Meeting held on February 14, 2019.

THIRD ORDER OF BUSINESS: 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. Mr. Baier advised that at the February meeting the Board was provided with a copy of the Draft Operating Policies and Procedures for review. Mr. Baier completed an overview of the revised Operating Policies and Procedures document and requested direction from the Board on several sections.

- 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 1.3-3) 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. In the event of a tie, the two (2) candidates who received the most votes would move forward to a second interview process.
- 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 1.3-11) 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.

Supervisor Brown requested that the headline of Section 1.5-13b) be revised to state “the Citizen’s Right does not apply to:” Mr. Baier advised Staff will make the addition of the wording as requested.

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: Architectural Review Committee Selection Process

Candy Dennis, Community Standards Manager, advised that on April 30, 2019 Mr. Dan Warren’s term as the primary ARC member will expire. Mr. Warren has expressed a desire to remain in the primary member position; however, the District’s current selection process does not provide the

ability to allow the Board to re-appoint Mr. Warren as the primary ARC member. The current policy specifies that the Board members shall review submitted applications, conduct interviews with the applicants and select and appoint the ARC representative at the completion of interviews. Ms. Dennis advised the Board can follow the current selection process as identified or amend the current selection process to include the following:

1. When a primary member's position becomes vacant, the Board has the option to appoint the existing alternate member to the primary position without considering other applicants. If the alternate member declines the position, the Board shall review submitted applications, conduct interviews with the applicants and select its ARC representative upon completion of the interviews; and
2. When a primary or alternate ARC member's term expires, if the primary or alternate member indicates a desire to remain on the ARC, the Board has the option to re-appoint the primary or alternate member position with the existing primary or alternate member without considering other applicants.

Ms. Dennis advised if the Board chooses to amend the current selection process, Staff is requesting that the Board adopt Resolution 19-06, which revises the selection process and allows for the reappointment of a primary ARC member for an additional four (4) year term. Ms. Dennis stated that if the Board chooses not to amend the current selection process, Staff is requesting authorization to advertise for the primary member position for the ARC and all submitted applications will be presented to the Board at the April 18, 2019 meeting for interviews, selection and appointment to the ARC.

Chairman Reimer stated that he believes Mr. Warren has done a great job representing District 9 as the Primary ARC Member and believes the Board should amend the process as stated.

On MOTION by Don Hickman, seconded by Steve Brown, with all in favor, the Board adopted Resolution 19-06 revising the selection process and providing the Board the ability to re-appoint and existing primary or alternate ARC member.

On MOTION by Steve Brown, seconded by Kent Kluver, with all in favor, the Board appointed Dan Warren to serve as primary ARC member for a four (4) year term.

The Board thanked Mr. Warren for his service on the ARC.

FIFTH 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 the Village Community Development District No. 9 increase the amount invested in the LTIP, which is consistent with the 15% recommended by the IAC and approved by this Board. If approved by the Board, the \$65,858 increase will be completed in quarterly increments.

On MOTION by Dave Green, seconded by Steve Brown, with all in favor, the Board approved a total \$65,858 increase to the Long-Term Investment Portfolio as of April 1, 2019.

SIXTH ORDER OF BUSINESS: Old Business Status Update

There were no items on Old Business to be addressed.

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 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.

TENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

A. Supervisor Brown: PWAC After Agenda

Supervisor Brown 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 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.
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TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 2:22 p.m.

On MOTION by Kent Kluver, seconded by Steve Brown, with all in favor, the Meeting was adjourned.

Richard J. Baier
Secretary

Jack Reimer
Chairman