

**MINUTES OF MEETING
SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors of Sumter Landing Community Development District was held on Thursday, April 16, 2020 at 10:30 a.m. at the District Office Board Room, 984 Old Mill Run, The Villages, Florida, 32162.

Board members present in person or virtually constituting a quorum:

Mike Berning	Chairman
Joe Nisbett	Vice Chairman
Randy McDaniel	Supervisor
Gerry Lachnicht	Supervisor

Staff Present in person or virtually:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Lewis Stone	District Counsel
Blair Bean	District Property Management Assistant Director
Barbara Kays	Budget Director
Anne Hochsprung	Finance Director
Brittany Wilson	Director of Technology & Board Support Services
Jennifer McQueary	District Clerk

FIRST ORDER OF BUSINESS:

Call to Order

A. Roll Call

Chairman Berning called the meeting to order at 10:30 a.m. and stated for the record that four (4) Supervisors were present either in person or virtually representing a quorum. Brad Brown was absent.

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 our Country and their community.

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

No audience comments were received.

CONSENT AGENDA:

Chairman Berning advised the Board that a motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion will occur unless desired by a Supervisor or a member of the public.

On MOTION by Gerry Lachnicht, seconded by Joe Nisbett, with all in favor, the Board took formal action on the following items included on the Consent Agenda:
SECOND ORDER OF BUSINESS: Approval of the Minutes from the Meeting held on February 20, 2020.

THIRD ORDER OF BUSINESS: Approval of Amendment One to RFP #19P-016 – Janitorial Services for Various Districts for Group A1 to add 24 water fountains and the Bridgeport Postal and for Group B to add 12 water fountains and the Clifford Villas Postal with American Janitorial, Inc., and authorized the Chairman/Vice Chairman to execute the Agreements.

FOURTH ORDER OF BUSINESS: Award of RFP #20P-006 – Landscape and Irrigation Maintenance for Sumter Landing & Village of Spanish Springs for Group A to the No. 1 ranked contractor, SSS Down to Earth Opco II LLC, for a total annual Agreement amount of \$322,528.25 (\$26,877.35 monthly) and an initial term amount of \$779,443.15 and authorized the Chairman/Vice Chairman to execute the Agreement.

FIFTH ORDER OF BUSINESS: Award of ITB #20B-005 - Purchase & Delivery of Recreation Equipment – Pickleballs to Olla, LLC DBA Pickleball Central for a total amount of approximately \$98,728.00/annually (\$24.08 per dozen for 4,100 dozen) and authorized the Chairman/Vice Chairman to execute the Agreement.

SIXTH ORDER OF BUSINESS: Approved award of Bid (ITB) #20B-009 – VakPak Filter Replacement at Various Pools to Pool Control, Inc. in the amount of \$34,000.00 for the Sumter Landing portion of the project (Canal Street pool) and authorized the Chairman/Vice Chairman to execute the Agreement.

SEVENTH ORDER OF BUSINESS: Approval of termination of the Agreement with Encompass CSI, LLC for Group C portion of RFP #19P-016 Janitorial Services for Various District Areas for services and provided approval to complete

necessary services through work orders with American Janitorial Services, until such time that a formal solicitation can be issued and awarded.

EIGHTH ORDER OF BUSINESS: Award of ITB #20B-013 - Aquatic Pool Lift Installation Service & Maintenance to Pool Control, Inc. in the amount of \$142,800.00 and authorized the Chairman/Vice Chairman to execute the Agreement.

NINTH ORDER OF BUSINESS: Adoption of Resolution 20-05

Richard Baier, District Manager, advised that adoption of Resolution 20-05 will extend the District Manager's authority to authorize certain actions for the protection of the public health, safety and welfare due to the threat of COVID-19. Mr. Baier advised that the District's existing Purchasing Policies and Procedures Manual authorizes the District Manager to approve contracts during an emergency, not to exceed \$200,000, unless expressly approved by the Board of Supervisors at a public meeting. The request before the Board is to adopt Resolution 20-05 which will amend that authority and provide the District Manager the authority to approve emergency contract expenditures, not to exceed \$325,000, through May 6, 2020, which will allow for the emergency cleaning of the District's facilities due to COVID-19. All other provisions of the District's Purchasing Policies and Procedures shall remain in effect.

Lewis Stone, District Counsel stated for the record that he has reviewed the verbiage within Resolution 20-05.

On MOTION by Gerry Lachnicht, seconded by Joe Nisbett, with all in favor, the Board adopted Resolution 20-05 addressing the protection of the public health, safety and welfare due to the threat of COVID-19, authorizing certain actions of the District Manager and providing for an effective date.

TENTH ORDER OF BUSINESS: Financial Statements

The Financial Statements as of February 29, 2020 were provided as information to the Board.

ELEVENTH ORDER OF BUSINESS: District Manager Reports

A. COVID-19 District Management Update

Mr. Baier provided the Board with the District's Action Plan dated April 2, 2020 and advised that to date, District Management has forwarded approximately 50 emails to the Boards providing

updates which include the closures and changes of the recreational amenities and the additional services that the District is providing during the pandemic. Mr. Baier stated that currently every essential service is being provided by the District, either remotely or within this building, always adhering to appropriate social distancing requirements as provided by the Centers for Disease Control (CDC) and the Florida Health Department and the Executive Orders issued by Governor DeSantis. The District has received hundreds of calls that have been responded to by the District Customer Service and Community Watch addressing inquiries and assisting residents with their inquiries and the newly instituted one month trail fee program, which has allowed for a cashless process for the golf courses.

Mr. Baier advised that the District's Action Plan provides an overview of the District Departments which are working remotely and are responding to residents' inquiries. All District Administration Offices are closed to the public and minimal Staff is present; however, email addresses have been established so that the public can communicate with the District so that they may receive a response to their inquiries over the next four (4) to six (6) weeks. At this time all indoor and outdoor recreational activities and open play courts have been closed, with the exception of golf. Mr. Baier applauded Staff for their hard work and efforts throughout this pandemic and the efforts to accelerate some capital projects during this time period. Staff will continue to provide the Board with status updates.

TWELFTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

THIRTEENTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments.

FOURTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 10:55 a.m.

On MOTION by Gerry Lachnicht, seconded by Joe Nisbett, with all in favor, the Board adjourned the meeting.

Richard J. Baier
Secretary

Mike Berning
Chairman