

**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, April 16, 2020 at 1:30 p.m. in the District Office Large Conference Room, 984 Old Mill Run, The Villages Florida, 32162.

Board members present in person or virtually constituting a quorum:

Jack Reimer	Chairman
Dave Green	Vice Chairman
Kent Kluver	Supervisor
Don Hickman	Supervisor
Steve Brown	Supervisor

Staff present in person or virtually:

Richard Baier	District Manager
Kenny Blocker	Assistant District Manager
Mark Brionez	District Counsel
Blair Bean	Assistant Field 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 Reimer called the meeting to order at 1:31 p.m. and stated for the record that all Supervisors were present either in person or virtually representing a quorum.

B. Pledge of Allegiance.

The Chairman led the Pledge of Allegiance.

C. Observation of a Moment of Silence.

The Board and audience members in attendance observed a moment of silence for those who serve our Country and community.

D. Welcome Meeting Attendees

Chairman Reimer welcomed all those in attendance at the meeting.

E. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Steve Brown, seconded by Dave Green, with all in favor, the Board approved the Minutes for the meetings held on February 20, 2020.
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THIRD ORDER OF BUSINESS: Adoption of Resolutions 20-03 and 20-04

Richard Baier, District Manager, advised that the Developer has approached VCDD No. 9 and requested that the Board of Supervisors amend the boundaries to include The Brownwood Lofts. VCDD No. 9 currently consists of 1,298.70 acres, more or less, and the amendment would result in a net addition of approximately 11.1 acres, within the boundaries of the City of Wildwood, and is within the amendment size restrictions contained within Florida Statutes. Mr. Baier stated to accomplish the amendment, it is necessary to petition Sumter County, Florida, as the establishing entity, to adopt an Ordinance to amend the District's boundaries pursuant to Florida Statute Chapter 190. Additionally, because the acreage is within the boundaries of the City of Wildwood, the District must also submit a petition to the City of Wildwood requesting approval of the expansion within the municipal boundaries. Mr. Baier advised that Staff is requesting the Board adopt Resolution No. 20-03 and 20-04 requesting the Sumter County Commission and City of Wildwood City Commission advertise a public hearing and subsequently adopt Ordinances amending the District boundaries. The Developer has agreed to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any.

Supervisor Brown requested clarification of enforcement of the deed restrictions for The Brownwood Lofts. Mr. Baier advised that Staff and District Counsel would review the covenants and restrictions and provide a status update to the Board.

Supervisor Hickman inquired if there is an operating procedure being drafted for the Board to review, in an effort to understand the relationship for the rental properties within District 9. Mr. Baier advised that the District will have no responsibility pertaining to the rentals, as the District does not own the rooftops.

Robert Hunter, 1554 Plank Street, voiced concerns about The Brownwood Lofts being rental units and the deed restrictions for those units, and suggested that the Board consider not proceeding with the boundary amendment.

Don Wiley, District 10 Supervisor, advised that he reviewed the support documentation for the boundary amendment and inquired why commercial real estate is being incorporated into District 9, and not a commercial district. Mr. Baier advised the property is zoned as multi-family residential. Mr. Wiley expressed concern about the District incurring costs related to the recreational amenities within the apartment complex. Mr. Baier stated that the Management Services Agreement states that new recreation amenities, as they are constructed, are funded by the Developer.

On MOTION by Don Hickman, seconded by Dave Green, with all in favor, the Board adopted Resolution Nos. 20-03 and 20-04 directing District Staff to file a petition with Sumter County, Florida, and the City of Wildwood, Florida requesting the passage of an Ordinance amending Village Community Development District No. 9 boundaries and authorizing such other actions as are necessary in furtherance of the boundary amendment process and providing for an effective date.

FOURTH ORDER OF BUSINESS: Old Business Status Update

Mr. Baier advised that a review of the District's current policy and the color palettes for painting of the exterior of homes would be reviewed by the Board at the May 14, 2020 Meeting, and the overview of the costs related to management services would be addressed at the May 21, 2020 Budget Workshop.

FIFTH ORDER OF BUSINESS: DPM Monthly Report

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

SIXTH ORDER OF BUSINESS: Financial Statements

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

SEVENTH ORDER OF BUSINESS: District Manager Reports

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.

Chairman Reimer inquired if there have been changes made for the upcoming May meetings and workshops. Mr. Baier advised that the current Executive Order expires on May 7, 2020. At this time, Staff has scheduled all meetings and workshops to occur at the Savannah Center, and has made the necessary arrangements for virtual quorums through that date. As additional guidelines are provided by the Governor, Staff will make any necessary adjustments to adhere.

EIGHTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

NINTH ORDER OF BUSINESS: Supervisor Comments

Supervisor Kluver requested clarification of the date and time for the May District 9 Board meeting. Jennifer McQueary, District Clerk, advised the meeting will be held on Thursday, May 14, 2020 at 1:30 p.m.

TENTH ORDER OF BUSINESS: Adjourn

The Meeting was adjourned at 2:17 p.m.

On MOTION by Steve Brown, seconded by Dave Green, with all in favor, the Meeting was adjourned.
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Richard J. Baier
Secretary

Jack Reimer
Chairman