

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

A Meeting of the Board of Supervisors of Sumter Landing Community Development District was held on Monday, May 10, 2021 at 1:30 p.m. at the Savannah Recreation Center, 1545 Buena Vista Blvd., The Villages, Florida, 32162.

Board members present and constituting a quorum:

Mike Berning	Chairman
Randy McDaniel	Supervisor
Brad Brown	Supervisor
Gerry Lachnicht	Supervisor

Staff Present:

Kenny Blocker	Deputy District Manager
Carrie Duckett	Assistant District Manager
Kevin Stone	District Counsel
Barbara Kays	Budget Director
Anne Hochsprung	Finance Director
Mark LaRock	Purchasing Director
Bruce Brown	District Property Management Director
Mitch Leininger	Director of Executive Golf Maintenance
Jennifer Farlow	District Clerk
Katie Evans	Assistant to District Clerk

FIRST ORDER OF BUSINESS: **Call to Order**

A. Roll Call

Chairman Berning called the meeting to order at 1:30 p.m. and stated for the record that three (3) Supervisors were present representing a quorum. Gerry Lachnicht arrived at 1:33 p.m. Joe Nisbett was absent.

B. Pledge of Allegiance

Chairman Berning 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 is required unless desired by a Board Supervisor or a member of the public.

**On MOTION by Brad Brown, seconded by Randy McDaniel, 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 for the Meeting held on April 12, 2021.**

THIRD ORDER OF BUSINESS: Award of ITB #21B-019 – Bocce Court Carpet Replacement to Recreational Industries, Inc. dba CK Fitness, Inc. and authorized the Chairman/Vice Chairman execute the Agreement.

FOURTH ORDER OF BUSINESS: Award of ITB #21B-006 – Kingfisher Golf Maintenance Facility Fire Restoration to Genesis Construction and Management, Inc., in the amount of \$241,258 and authorized the Chairman/Vice Chairman to execute the Agreement, and adopted Resolution 21-07 amending the Fiscal Year 2020/2021 Sumter Landing Amenities Division Fund Budget.

FIFTH ORDER OF BUSINESS: Approval of the Annual Renewal Agreements with Asphalt Paving Systems, Inc., Pavement Technology, Inc. and Tri-State Asphalt Corp, (18P-024) and authorized the Chairman/Vice Chairman to execute the Agreements.

SIXTH ORDER OF BUSINESS: Award of ITB #21B-021 – Pool Renovation, Resurfacing and Reconditioning for Various District Recreation Centers to Pool Control, Inc. and authorized the Chairman/Vice Chairman to execute the Agreement.

SEVENTH ORDER OF BUSINESS: Award of ITB #21B-020 – Greens Renovations at Sweetgum and Sandhill Executive Golf Courses to Landirr in the

amount of \$517,000 and authorized the Chairman/Vice Chairman to execute the Agreement.

EIGHTH ORDER OF BUSINESS: Approval of the Lease Agreement with The Villages Operating Company for the Lighthouse Restaurant location and authorized the Chairman/Vice Chairman to execute the Agreement.

NINTH ORDER OF BUSINESS: Financial Statements

The Financial Statements as of March 31, 2021 were provided as information to the Board.

Anne Hochsprung, Finance Director, advised that the year-to-date revenues of the Sumter Landing Amenities Division (SLAD) and Fitness Funds are \$38,960,000, which is greater than the prior year-to-date and are at 50% of the budgeted revenues of \$77,934,000. Total operating expenses are \$19,736,000 which is 41% of the amended budgeted expenses of \$47,576,000. Including the capital outlay and debt service payments to date, there is a decrease in the Unreserved Net Position of \$592,000. The District has recorded the capital outlay associated with the District's purchase of the Brownwood Woodshop, and a budget amendment will be made to address those related costs. Ms. Hochsprung advised that the year-to-date revenues for the Project Wide and Lake Sumter Landing Funds are \$8,137,000, which compare favorably to the prior year of \$7,565,000 and are 52% of the budgeted revenues of \$15,689,000. The year-to-date operating expenditures of \$6,560,000 are greater than the prior year, but compares favorably to the amended budget at 42%. Overall, there is an increase to the District's Unreserved Net Position of \$1,220,000.

THIRTEENTH ORDER OF BUSINESS: District Manager Reports

A. COVID-19 Update

Kenny Blocker, Deputy District Manager, advised that District Management continues to follow the guidance set forth by the Centers of Disease Control and Prevention (CDC) and the local Health Departments and will be reviewing the utilization of the recreation centers and re-opening of the District Offices to identify when District facilities can resume 100% occupancy.

Kevin Stone, District Counsel, advised that on May 3, 2021 Governor DeSantis issued an Executive Order relating to COVID-19, which rescinded emergency Ordinances and Orders that had been issued by local municipalities within the State of Florida. Additionally, in late March 2021 the State Legislation adopted statutory revisions that protect local governmental entities from lawsuits being

brought against a governmental entity from an individual who claims they contracted COVID-19 while visiting a governmental facility, so long as the governmental entity utilized good faith efforts to comply with governmental orders. This action is encouraging as District Management considers opening the facilities to greater attendance. Mr. Stone stated that there was also a Legislative change which revised the ability for a local municipality or county government to issue Emergency Orders related to COVID-19, in an attempt to re-commence with business as usual. Mr. Stone advised, that as Mr. Blocker stated, District Management will be reviewing the District's current policies as it pertains to COVID-19.

B. Bi-Monthly Executive Golf Course Update

Mitch Lininger, Director of Executive Golf Maintenance, presented the Bi-Monthly Executive Golf Course Update and highlighted the following items:

- Repairs and paint touch-ups are being completed to golf facilities.
- In-house small repairs are being made by Staff to gain efficiencies and cost savings.
- An update was provided on the Silver Lake greens and tees renovation project. Currently, the project is on track for the fall 2021 estimated course opening.
- The Mangrove Executive Course timber bridge deck has been raised 18 inches, which will allow access all year, despite fluctuating water levels.
- An overview of the course improvements that have been made during the Mangrove Course closure was provided.
- Aerifications and nematode control applications will begin in May and continue through the summer.

C. PWAC After Agenda

Mr. Blocker advised that the After Agenda from the Project Wide Advisory Committee (PWAC) meeting held earlier today has been provided to the Board as information. Mr. Blocker advised that the PWAC completed a review of the Fiscal Year 2021/2022 Project Wide Fund (PWF) and Sumter Landing Amenities Division (SLAD) Fund budgets.

Don Wiley, PWAC Chairman, advised that he forwarded to the Board correspondence which proposed five (5) revisions the PWAC would like to have included when the Third Amended and Restated Interlocal Agreement for Project Wide Maintenance is addressed:

- Exhibit A would not be changed or amended without first obtaining a recommendation from the PWAC.
- Exhibit A would be updated with maps and graphics to better identify the infrastructure included on Exhibit A.
- The term of the agreement would be modified to ten years with a ten year renewal cycle.
- SLCDD Resolutions 13-05 and 17-11, which established the PWAC and provides for the conflict resolution process, should be referenced within the Project Wide Agreement.
- The SLCDD Chairman would agree to annually attend a PWAC meeting to discuss any issues or concerns and provide feedback to the Committee concerning upcoming or pending community direction.

Chairman Berning stated that the Board will review the suggested revisions to the existing Project Wide Agreement and consider how the requests would impact the Agreement. Mr. Blocker advised that Mr. Stone will begin drafting the Agreement to establish the second PWF/PWAC, which will be brought to this Board for review at a future meeting.

D. Introduction of Hershel Wiley, Assistant Director of DPM

Mr. Blocker advised the Board that Hershel Wiley has been promoted to Assistant Director of District Property Management (Facilities, Construction & Town Centers).

E. Brownwood Woodshop Update

Mr. Blocker stated that the Grand Opening of the Brownwood Woodshop is anticipated to occur in June 2021.

F. Correspondence received from PWAC Chairman Don Wiley

This item was previously discussed.

ELEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no additional District Counsel Reports.

TWELFTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments.

THIRTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 1:53 p.m.

On MOTION by Brad Brown, seconded by Randy McDaniel, with all in favor, the Board adjourned the meeting.

Richard J. Baier
Secretary

Mike Berning
Chairman