

**MINUTES OF MEETING  
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 10**

A Meeting of the Board of Supervisors of Village Community Development District No. 10 was held on Thursday, May 20, 2021 at 3:00 p.m. at the Savannah Recreation Center, 1545 Buena Vista Blvd., The Villages, Florida, 32162.

Board members present and constituting a quorum:

|                    |               |
|--------------------|---------------|
| Don Wiley          | Chairman      |
| Ken Lieberman      | Vice Chairman |
| Christine Bradshaw | Supervisor    |
| Jim Boyd           | Supervisor    |

Staff Present:

|                 |                                       |
|-----------------|---------------------------------------|
| Richard Baier   | District Manager                      |
| Kenny Blocker   | Deputy District Manager               |
| Carrie Duckett  | Assistant District Manager            |
| Mark Brionez    | District Counsel                      |
| Barbara Kays    | Budget Director                       |
| Anne Hochsprung | Finance Director                      |
| Bruce Brown     | District Property Management Director |
| Mark LaRock     | Purchasing Director                   |
| Jennifer Farlow | District Clerk                        |
| Katie Evans     | Assistant to the District Clerk       |

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

A.      Roll Call

Chairman Wiley called the meeting to order at 3:00 p.m. and stated for the record that four (4) Supervisors were present representing a quorum. Steve Bova was absent.

B.      Pledge of Allegiance

The Chairman 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

James Thompson, Village of Dunedin, provided the Board with a copy of a letter submitted on behalf of Jerry Hubbuch. Mr. Thompson advised that the letter had previously been mailed to the District Office but had been returned to Mr. Hubbuch.

Chairman Wiley advised that District Counsel will address this item under his reports.

**SECOND ORDER OF BUSINESS: Law Enforcement Quarterly Update**

Lieutenant Siemer, Sumter County Sheriff's Office, advised that there have been a large number of catalytic converters that have been stolen from vehicles in the tri-county area recently, and requested that if someone views someone under a vehicle to please report it to local law enforcement. Traffic enforcement is being increased for speeding and the unmanned SCSO cars have a speed sign which records vehicle speeds, and the time of day, which assists in the placement of manned SCSO vehicle to complete traffic enforcement. Lieutenant Siemer advised that the SCSO has been awarded a grant that only five (5) departments in the United States have received which provides either a GPS watch or GEO Bit that assists in locating loved ones who wander away from home, at no cost to the individual. With an estimated 10% of the population of The Villages having Alzheimer's or dementia, it is important to be able to locate residents quickly. Lieutenant Siemer responded to the inquiries of the Board.

**CONSENT AGENDA:**

Chairman Wiley 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 Ken Lieberman, seconded by Christine Bradshaw, with all in favor, the Board approved the following items included on the Consent Agenda:**

**THIRD ORDER OF BUSINESS: Approval of the Minutes from the Board Meeting held on April 15, 2021.**

**FOURTH ORDER OF BUSINESS: Approval of the Annual Renewal Agreements with Asphalt Paving Systems, Inc., Renewal 2 of 2, Contract #18P-024, Pavement Technology Inc., Renewal 2 of 2, Contract #18P-024 and Tri-State Asphalt Corp., Renewal 2 of 2, Contract #18P-024 and authorized the Chairman/Vice Chairman to execute the Agreements.**

**FIFTH ORDER OF BUSINESS: Old Business Status Update**

Mr. Baier provided the following updates on Old Business:

- Callahan and Belle Glade Villas: Bruce Brown, District Property Management (DPM) Director, advised that Staff continues to monitor the project results to determine the effects of the lowering of the groundwater level beneath the villa roads. Mr. Baier advised that Staff will continue the monitoring process until consistent heavy rainfall is received so that a determination can be made as to how the groundwater is moving through the pipes and wetland area. Staff responded to Supervisor inquiries.

Chairman Wiley requested that Staff provide the Board with the cost of the project to date.

- Holiday Decoration Policy Revision: This item will remain on Old Business, as requested previously by the Board.
- Unauthorized Cutting of Preserve Areas behind Valleybrook Way: An update will be provided under District Counsel Reports.
- Request PWAC to consider installation of lights at Hillsborough Postal Facility sign: DPM provided an email to the Board with the information.

**SIXTH ORDER OF BUSINESS: Financial Statements**

The Financial Statement as of March 31, 2021 was provided to the Board as information.

**SEVENTH ORDER OF BUSINESS: DPM Monthly Report**

The DPM Monthly Report was provided as information to the Board.

**EIGHTH ORDER OF BUSINESS:            District Manager Reports**

A.     COVID-19 Update

Mr. Baier 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.

**NINTH ORDER OF BUSINESS:            District Counsel Reports**

A. June 15, 2021 – Supervisor Only Training for Ethics, Sunshine and Public Records Law

Mark Brionez, District Counsel, advised there will be a Supervisor only training for Ethics, Sunshine and Public Records Law on June 15, 2021 at 9:00 a.m. offered remotely via a phone or computer. Mr. Brionez requested any interested Supervisors notify the District Clerk.

Mr. Brionez provided the following Legislative Update: As information, House Bill 853 that was proposing that CDD Supervisors must complete four (4) hours of Ethics Training did not pass. The COVID-19 Civil Liability Protection Bill was signed into law by the governor which will protect local governmental entities from lawsuits being brought against a governmental entity from an individual that 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. The Prompt Payment Act if passed will increase the late payment interest from 1% to 2%.

B. Valleybrook Way

Mr. Brionez advised that invoices have been sent by the District to those homeowners on Valleybrook Way where the unauthorized cutting occurred behind their property. Some invoices have been paid in full, some have made partial payments and some have paid nothing. Mr. Brionez stated one homeowner has communicated their concerns about the process with the District, which was the item addressed under Audience Comments. Mr. Brionez suggested that one additional notification be sent to the homeowners in an effort to collect the funds, and if the homeowners fail to pay the full invoice amount by July 15, 2021, then the Board would authorize District Counsel to proceed with filing legal action to recover the costs associated with the damages from the unauthorized cutting, the costs associated with filing of the lawsuit, as well as any potential associated attorney fees.

Mr. Brionez stated that additional legal fees have been incurred to review communications received from one specific property owner. The Board requested that the legal fees associated with that review be included in the invoice that will be sent to that property owner.

Following brief discussion, the Board took the subsequent action:

|   |
|---|
| <b>On MOTION by Christine Bradshaw, seconded by Jim Boyd, with all in favor, the Board directed District Counsel to file a lawsuit as of June 15, 2021 to collect any damages, costs, and existing/potential attorney fees.</b> |
|---|

Chairman Wiley acknowledged the document that was presented under audience comments; however, at the suggestion of Mr. Baier, no Board discussion occurred.

**TENTH ORDER OF BUSINESS:                      Supervisor Comments**

A. Chairman Wiley: PWAC After Agenda

Chairman Wiley advised that the After Agenda from the Project Wide Advisory Committee (PWAC) Meeting held on May 10, 2021 was provided to the Board as information and advised that the Committee provided consensus to proceed with the presented proposed Fiscal Year 2021/2022 Project Wide Fund (PWF) and Sumter Landing Amenities Division (SLAD) Fund Proposed Budgets to the Sumter Landing Community Development District (SLCDD) Board.

Chairman Wiley reviewed the following changes/additions to the current agreement that were presented to the SLCDD:

- Exhibit A would not be changed or amended without obtaining a recommendation from this Committee.
- Exhibit A would be revised to include maps/graphics clearly identifying all properties, in addition to the current text, and any future additions would also include the same.
- The term on the agreement should be modified to 10 years, with a 10-year renewal cycle.
- Resolution 13-5, which was the Resolution which established this Committee, and Section 3 of Resolution 17-11, which provides the conflict resolution process, should a conflict between this Committee and the SLCDD Board occur, would both be referenced in the Agreement.

- The SLCDD Chairman would agree to attend a PWAC meeting annually, and as situations may require, to discuss any issues or concerns and provide feedback to the Committee concerning upcoming or pending community direction and plans.

Following discussion, the Supervisors advised that they had no additional suggested revisions to the Project Wide Fund Interlocal Agreement.

**ELEVENTH ORDER OF BUSINESS: Adjourn**

The meeting was adjourned at 3:33 p.m.

|  |
|--|
| <b>On MOTION by Ken Lieberman, seconded by Jim Boyd, with all in favor, the Board adjourned the meeting.</b> |
|--|

---

Richard J. Baier  
Secretary

---

Don Wiley  
Chairman