

**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, June 3, 2021 at 10:30 a.m. at the Savannah Recreation Center, 1545 Buena Vista Blvd., The Villages, Florida, 32162.

Board members present and constituting a quorum:

Joe Nisbett	Vice Chairman
Brad Brown	Supervisor
Gerry Lachnicht	Supervisor

Staff Present:

Richard Baier	District Manager
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

Vice Chairman Nisbett called the meeting to order at 10:33 p.m. and stated for the record that three (3) Supervisors were present representing a quorum. Mike Berning and Randy McDaniel were absent.

B. Pledge of Allegiance

Vice Chairman Nisbett 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:

Vice Chairman Nisbett 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 Gerry Lachnicht, 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 May 10, 2021.**

THIRD ORDER OF BUSINESS: Approval of Assignment of Agreement ITB #21B-015 for Preserve and Wetland Mowing with Juniper Landscaping of Florida, LLC and authorized the Chairman/Vice Chairman execute the Agreement.

FOURTH ORDER OF BUSINESS: Approval of Assignment of Agreement RFP #18-020 Disaster Debris Removal and Disposal Services (Tertiary) with Miller Pipeline, LLC and authorized the Chairman/Vice Chairman to execute the Agreement.

FIFTH ORDER OF BUSINESS: Approval of Amendment Eleven to the Agreement RFP #15-019 Aquatic Weed and Vegetation Control for Water Retention Areas with Clarke Aquatic Services, Inc. to include the new Project Wide areas at an additional monthly amount of \$344.40 and a new amended monthly Agreement amount of \$33,248 and authorized the Chairman/Vice Chairman to execute the Agreement.

SIXTH ORDER OF BUSINESS: Approval of Amendment One to Agreement ITB #21B-003 Interior Painting and Wallpaper Services with Lester Painting, Inc. to include the new Line Items for Painting Ceilings and authorized the Chairman/Vice Chairman to execute the Agreement.

SEVENTH ORDER OF BUSINESS: Adoption of Resolution 21-08: FY2021-22 Proposed Budget

Barbara Kays, Budget Director, advised the Project Wide Advisory Committee reviewed and discussed the Fiscal Year 2021/22 Project Wide Fund, Sumter Landing Amenities Division (SLAD) Fund and Fitness Fund Budgets during their May 10, 2021 regular meeting. Ms. Kays advised at the June 3, 2021 regular meeting, the Committee recommended the Sumter Landing Community Development District (SLCDD) Board approve the Project Wide Fund, SLAD Fund and the Fitness Fund Fiscal Year 2021/22 Proposed budgets. Ms. Kays advised there was a change to the Turtle Mound Golf Cart Path Improvement of \$25,000. The capital project has been removed; however, the funds will remain in the budget due to the possible increase in the cost of materials. Ms. Kays advised the amount of the SLAD Fund is \$76,830,081, the Project Wide Fund is \$17,359,655 and the Fitness Fund is \$1,088,372, the Lake Sumter Landing Fund is \$2,166,061 and the maintenance assessment rates for this fund will remain the same as the current year. Ms. Kays advised Staff is recommending adoption of the Resolution approving the proposed budget and setting the public hearing to approve the final budget.

On MOTION by Gerry Lachnicht, seconded by Brad Brown, with all in favor, the Board adopted Resolution 21-08 to approve the Fiscal Year 2021/22 Proposed Budget and to set the public hearing to adopt the Fiscal Year 2021/22 Final Budget for September 3, 2021 at 10:30 a.m. at the Savannah Recreation Center.

EIGHTH ORDER OF BUSINESS: Fourth Amended and Restated Interlocal Agreement for Maintenance of Project Wide Improvements

Richard Baier, District Manager, advised the Chairman of the Project Wide Advisory Committee (PWAC) asked members to review the Interlocal Government Agreement and provide any comments. The Chairman formulated the letter that was provided to the SLCDD Board. Mr. Baier advised the recommendations included:

- Exhibit A not being changed or amended without first obtaining the recommendation from PWAC.
- Exhibit A being updated with maps/graphics depicting all properties currently included in Exhibit A.

- The term of the agreement being modified to 10 years with a 10-year renewal cycle.
- The content and essence of SLCDD Resolution 13-05 being included in the updated Project Wide Agreement and the conflict resolution agreement of SLCDD Resolution 17-11 being included with the additions to the Project Wide Agreement. Resolution 17-11 shall continue to stand as written.
- Annually, and as situations may require, the Chairman of the SLCDD would attend a PWAC meeting to discuss any issues or concerns and provide feedback to the PWAC concerning upcoming or pending community direction and plans.

Mr. Baier advised the Fourth Amended and Restated Interlocal Governmental Agreement for Maintenance of Project Wide Improvements encompasses all of the recommendations. Village Community Development District (VCDD) Nos. 12 and 13, and all associated infrastructure and improvements, have been removed from the Agreement. Mr. Baier advised at the July Board meetings, all the participating Districts would review the Fourth Amended and Restated Interlocal Government Agreement for Maintenance of Project Wide Improvements. Mr. Baier advised District 7 held a Special Meeting and have outlined revisions to 2A-2L with a number of foundational changes. These revisions suggest changes to the way the allocation per District is calculated. District 7 would like to be the final authority on Project Wide construction and award contracts and not continue in a recommendation role. Mr. Baier advised that the agreement would be included on the agendas for approval at the August meetings.

Kevin Stone, District Counsel, advised over the last few months discussions have taken place about the differences in the infrastructure north and south of SR 44. When the District 12 PWAC Member formally proposed the idea of creating a second PWAC in January of 2021, the PWAC Members were in support of the idea. During the discussion, Committee members had ideas about how to improve features in the current Interlocal agreement. Mr. Stone advised the Chairman of the PWAC, Don Wiley, composed the letter that outlined the concerns as addressed by Mr. Baier. Mr. Stone advised that at last month's SLCDD meeting he was tasked by the Board to prepare a new Interlocal agreement that addressed the issues Mr. Wiley had stated in his letter to the Board.

Don Wiley, Chairman of the PWAC, provided comments on the updated Fourth Amended and Restated Interlocal Governmental Agreement.

Mr. Stone advised dates need to be set to provide time to prepare the agreements.

On MOTION by Brad Brown, seconded by Gerry Lachnicht, with all in favor, the Board approved presenting the Fourth Amended and Restated Interlocal Government Agreement for Maintenance of Project Wide Improvements to all participating Districts at their July 2021 regularly scheduled Boards Meetings for review and discussion and that the agreement would be executed and offered through August 31, 2021.

NINTH ORDER OF BUSINESS: Financial Statements

The Financial Statements as of April 30, 2021 were provided as information to the Board.

TENTH ORDER OF BUSINESS: District Manager Reports

A. PWAC After Agenda

Mr. Baier advised the Committee discussed the Fourth Amended and Restated Interlocal Government Agreement, as well as the Capital Improvement Plan (CIP) for the Lake Miona Walking Trail.

B. COVID-19 Update

Mr. Baier advised the District Offices and Recreation Centers are open at 100% capacity.

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 11:08 a.m.

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

Richard J. Baier
Secretary

Mike Berning
Chairman