

**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, June 3, 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
Steve Bova	Supervisor

Staff Present:

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
Brittany Wilson	Director of Technology and Board Support Services
Candy Dennis	Community Standards Manager
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 all Supervisors were present representing a quorum.

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

Bill Cammack, Village of Lake Deaton, requested clarification on the tax for potable water; however, not irrigation water or sewer water. Kenny Blocker, Deputy District Manager, advised the tax included is due from the original agreement which was signed and was included with the City of Wildwood and the original builder. Mr. Blocker stated the tax is received by the City of Wildwood.

Bruce Hacker, Village of Charlotte, inquired if the Board was assessing an increase to the maintenance fees. Chairman Wiley advised an increase is included in the proposed budget and would be discussed further in the agenda.

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 Jim Boyd, with all in favor, the Board approved the following items included on the Consent Agenda:
SECOND ORDER OF BUSINESS: Approval of the Minutes from the Board Meeting held on May 20, 2021.
THIRD ORDER OF BUSINESS: Approval of the Assignment of Agreement RFP #18P-020 Disaster Debris Removal and Disposal Services (Tertiary) with Miller Pipeline, LLC and authorized the Chairman/Vice Chairman to execute the Agreements.

FOURTH ORDER OF BUSINESS: Adoption of Resolution 21-04: Fiscal Year 2021/22 Proposed Budget

Ms. Kays, Budget Director, advised the Board reviewed the budget in detail at the May 17, 2021 Budget Meeting where the Board directed Staff to include an 8% increase in maintenance assessment revenue. Ms. Kays stated the change is reflected in the Proposed Budget that has been presented to the Board. Ms. Kays advised the proposed operating budget is \$3,603,135 which is an increase of \$207,676 or 6% from the current year original budget. At this time, Staff is recommending adoption of Resolution 21-04 to approve the Fiscal Year 2021/22 Proposed Budget and setting the public hearing to approve the Fiscal Year 2021/22 Final Budget for September 13, 2021 at 3:00 p.m. at the Savannah Recreation Center.

Chairman Wiley provided an overview of the District 10 maintenance assessment history and the decision to raise the rate by 8% as information to the residents in attendance.

Vice Chairman Lieberman expressed thoughts on the 8% raise after speaking to residents and his idea of having a few smaller increases, rather than the 8% increase.

Supervisor Bradshaw stated she was in support of the 8% increase and the increase would affect her by only \$3 a month.

Ms. Kays advised with the 8% increase the smallest change would be \$21, the majority of the units would increase approximately \$30 - \$40 and the largest change would be \$90 a year.

Supervisor Boyd advised he would be in support of a smaller increase.

Mr. Blocker advised Staff provided information at the Budget Workshop in regards to a smaller percentage increase and following discussion, was directed by the Board to proceed with the 8% increase.

<p>On MOTION by Christine Bradshaw, seconded by Steve Bova, with four (4) Supervisors voting “Aye” and Ken Lieberman voting “Nay”, the Board adopted Resolution 21-04 to approve the Fiscal Year 2021/22 Proposed Budget and set the public hearing to adopt the Fiscal Year 2021/22 Final Budget for September 13, 2021 at 3:00 p.m. at the Savannah Recreation Center.</p>

FIFTH ORDER OF BUSINESS: Old Business Status Update

Mr. Blocker 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. Staff responded to Supervisor inquiries.
- 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: Request will be made to PWAC at an upcoming meeting.

**SIXTH ORDER OF BUSINESS: Case No. D10-02-21 VCCDD No. 10 vs Myers Hand,
3610 Enterprise Drive**

A. District Counsel Overview of Public Hearing Process

Mark Brionez, District Counsel, provided an overview of the Public Hearing process as information to the Board and residents in attendance.

B. Swearing In of Those Providing Evidence/Testimony

Jennifer Farlow, District Clerk, administered the swearing-in of those individuals who identified that they would be providing evidence and/or testimony in this case.

C. Open Public Hearing

Chairman Wiley opened the Public Hearing at 3:45 p.m.

D. Staff Presentation of the Facts

Candy Dennis, Community Standards Manager, advised that Case No. D10-02-21, Village Community Development District (VCDD) No. 10 vs. Myers Hand and Minora Hand, 3610 Enterprise Court, Unit 188, Lot 13, is in violation of the District's Rule to Bring About Deed Compliance and specifically, the Rule that states: "2.7: In an effort to protect limited natural resources, all Homesites shall remain with the same quantity and style of water-conservative, drought tolerant sod and landscape as originally provided by the Developer. Notwithstanding, Owners are encouraged to and may add landscape that is more water-conservative and drought-tolerant than originally provided, however, any

such alteration to areas visible from roadways or golf courses must receive prior written approval. 2.12: Owners shall keep their Homesites neat and clean and the grass cut, irrigated and edged at all times. The Homesite Owner shall have the obligation to mow and maintain the unpaved area between an adjacent roadway or walkaway located in the road right of way and the Owner's Homesite. If an Owner does not adhere to this regulation, then the work may be performed on behalf of the Owner, and the cost shall be charged to the Owner." On April 7, 2021 a complaint was received regarding the Home/Lot not kept in accordance with ARC application #68900 and on April 8, 2021 the violation was verified and a Deed Restriction Reminder was written. Ms. Dennis advised that after following the Procedures for Compliance of External Deed Restrictions, a Notice of Public Hearing was sent regular mail and certified mail and the property was posted on May 17, 2021. Staff has spoken with the owner who indicated he was having several issues and stated he is working on cleaning up the property and needed a few more months. Staff informed the owner that Staff does not have the authority to grant him that much time. The utilities are current and the real estate taxes have been paid for 2020. Ms. Dennis advised that Staff is recommending the Board find the Owner in violation of the District's Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has thirty (30) days to bring the property into compliance; if the property is brought into compliance within thirty (30) days of the Order of Enforcement, Case No. D10-02-21 shall be closed; if the property is not brought into compliance within thirty (30) days of the Order of Enforcement, impose a \$150 fine to be paid within ten (10) days of the invoice and impose a \$50 daily fine until the property is brought into compliance; it is the owner's responsibility to contact the Community Standards Department to request a Deed Compliance Officer re-visit the property to confirm compliance; if the fines reach \$1,500, the case shall be turned over to District Counsel to seek all available remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien on the property and the Chairman shall execute the Order of Enforcement. Ms. Dennis responded to Board inquiries.

E. Owner/Interest Party Presentation

Myers Hand, 3610 Enterprise Drive, advised the yard had become overgrown due to health issues and stated he has been trying to work to bring the property into compliance; however, with the heat he is having a difficult time and has had difficulty obtaining a reliable landscape company.

Chairman Wiley inquired how long Mr. Hand would need to bring the property into compliance. Mr. Hand stated it would take a few weeks.

Chairman Wiley suggested granting the owner 45 days to bring the property into compliance. Mr. Hand requested Staff assist and define what work specifically needs to be completed to bring the property into compliance. Ms. Dennis advised Staff would meet with Mr. Hand to provide further information.

Supervisor Bradshaw suggested the Order of Enforcement be extended to 60 days for compliance.

Bruce Hacker, Village of Charlotte, stated he is a neighbor of the property owner and expressed frustration regarding the appearance of the property not being in compliance. Mr. Hacker requested the time not be extended for compliance.

F. Close Public Hearing

Chairman Wiley closed the Public Hearing at 4:10 p.m.

G. Board Discussion/Determination

On MOTION by Ken Lieberman, seconded by Jim Boyd, with all in favor, the Board found the Owner of 3610 Enterprise Court, Unit 188, Lot 13 in violation of the District's Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has forty-five (45) days to bring the property into compliance; if the property is brought into compliance within forty-five (45) days of the Order of Enforcement, Case No. D10-02-21 shall be closed; if the property is not brought into compliance within forty-five (45) days of the Order of Enforcement, impose a \$150 fine to be paid within ten (10) days of the invoice and impose a \$50 daily fine until the property is brought into compliance; it is the owner's responsibility to contact the Community Standards Department to request a Deed Compliance Officer re-visit the property to confirm compliance; if the fines reach \$1,500, the case shall be turned over to District Counsel to seek all available remedies which may include initiating a lawsuit, seeking an injunction against the Owner and placing a lien on the property and authorized the Chairman to execute the Order of Enforcement.

SEVENTH ORDER OF BUSINESS: Financial Statements

The Financial Statement as of April 30, 2021 was provided to the Board as information.

EIGHTH ORDER OF BUSINESS: DPM Monthly Report

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

NINTH ORDER OF BUSINESS: District Manager Reports

A. COVID-19 Update

Mr. Blocker advised that the District Offices and recreation centers are open at 100% capacity.

TENTH ORDER OF BUSINESS: District Counsel Reports

Mr. Brionez provided the reminder that 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 and requested any interested Supervisors notify the District Clerk.

Mr. Brionez requested a closed Executive Session be held at the July 15, 2021 meeting.

Mr. Brionez advised that letters were sent to the residents that had balances due for the unauthorized cutting that occurred behind their property and stated at this time, one resident has paid. The remaining residents have until June 15, 2021 to pay the invoice. Mr. Brionez inquired how the Board would like to proceed if the payment is received after June 15, 2021. The Board directed Mr. Brionez to send the money back if received after June 15, 2021. Mr. Brionez stated that after June 15, 2021 legal proceedings would begin, which include attorney fees and there would be additional costs. Chairman Wiley inquired if a letter could be included with the money sent back that would include the additional legal fees that been incurred. Mr. Brionez advised a letter could be included.

ELEVENTH 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 June 3, 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. The only change that was made to the proposed budget was to remove the upgrade to the cart path at Turtle Mound from the Capital Improvement Plan (CIP).

Chairman Wiley advised the changes/additions he had requested were reviewed by SLCDD at their meeting earlier in the day and stated the updated Agreement will be sent to the individual Boards at their July meetings.

TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 4:26 p.m.

On MOTION by Ken Lieberman, seconded by Jim Boyd, with all in favor, the Board adjourned the meeting.
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Richard J. Baier
Secretary

Don Wiley
Chairman