

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

A Meeting of the Board of Supervisors of Village Community Development District No. 3 was held on Friday, June 11, 2021 at 11:00 a.m. in the Ashley Wilkes Room at the Savannah Center, 1545 N. Buena Vista Blvd., The Villages, Florida, 32162.

Board members present and constituting a quorum:

Bill Ray	Chairman
Gail Lazenby	Vice Chairman
Steffan Franklin	Supervisor
Terry Biddle	Supervisor
Tilman Dean	Supervisor

Staff Present:

Kenny Blocker	Deputy District Manager
Carrie Duckett	Assistant District Manager
Mark Brionez	District Counsel
Barbara Kays	Budget Director
Mark LaRock	Purchasing Director
Bruce Brown	District Property Management Director
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 Ray called the meeting to order at 11:00 a.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

Chairman Ray led the Board and audience members in attendance in a moment of silence to observe those who have served our Country and community.

D. Welcome Meeting Attendees

The Board welcomed all those in attendance.

E. Audience Comments

There were no audience comments.

CONSENT AGENDA:

Chairman Ray 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 Gail Lazenby, seconded by Steffan Franklin, 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 from the Board Meeting held on May 14, 2021.
THIRD ORDER OF BUSINESS: Approval of Assignment of Agreement ITB #21B-015 Preserve and Wetland Mowing with Juniper Landscaping of Florida, LLC and authorized the Chairman/Vice Chairman to sign the Assignment document.
FOURTH 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 Agreement for Assignment.

FIFTH ORDER OF BUSINESS: Adoption of Resolution 21-05: Fiscal Year 2021/22 Proposed Budget

Barbara Kays, Budget Director, advised the Board has reviewed and discussed the Fiscal Year 2021/22 Recommended Budget during the public budget workshop held on May 25, 2021, at which time the Board directed Staff to make no changes to the current maintenance assessment rates. Ms. Kays advised the proposed operating budget is \$1,557,339 which is a decrease of \$185,569 or 11% from the

current year original budget. Ms. Kays advised Staff is recommending adoption of Resolution 21-05 to approve the Fiscal Year 2021/22 Proposed Budget and set the public hearing to approve the Fiscal Year 2021/22 Final Budget on September 10, 2021 at 11 a.m. at the Savannah Recreation Center.

On MOTION by Gail Lazenby, seconded by Tilman Dean, with all in favor, the Board adopted Resolution 21-05 to approve the Fiscal Year 2021/22 Proposed Budget and set the public hearing to adopt the Fiscal Year 2021/22 Final Budget on September 10, 2021 at 11:00 a.m. at the Savannah Recreation Center.

SIXTH ORDER OF BUSINESS: Old Business Status Update

Carrie Duckett, Assistant District Manager, advised information regarding the Pipe Repair/Replacement at the Summerhill Postal Station was included within the District Property Management (DPM) Update.

SEVENTH ORDER OF BUSINESS: Case No. D3-03-21 VCDD No. 3 vs. HUD, 748 Artesia Avenue

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 Ray opened the Public Hearing at 11:07 a.m.

D. Staff Presentation of the Facts

Candy Dennis, Community Standards Manager, advised that Case No. D3-03-21, Village Community Development District (VCDD) No. 3 vs. HUD & Novad Management, 748 Artesia Avenue, Unit 35, Lot 253 is in violation of the District's Rule to Bring About Deed Compliance and specifically the Rule that states: "It shall be the responsibility of the Owners to keep their Lots neat and clean and the

grass cut, irrigated and edged at all times...” On April 1, 2021 a complaint was received regarding overgrown grass, weeds and mold on the home, and on April 2, 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 on May 6, 2021. Ms. Dennis stated that the property is owned by HUD and the property is preservation department is Novad Management. Staff spoke with the Novad Management on May 24, 2021 and they indicated a work order has been submitted; however, to date, the property is still in violation. Ms. Dennis advised that Staff recommends that the Board find the Owner in violation of the District’s Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has three (3) days to bring the overgrown grass and weeds into compliance; if the overgrown grass and weeds are brought into compliance within three (3) days of the Order of Enforcement, that portion of the violation will be cleared; if the overgrown grass and weeds are not brought into compliance within three (3) days of the Order of Enforcement, impose a \$250 fine to be paid within ten (10) days of the invoice and authorize the District to maintain the property twice a month in the summer and once a month in the winter, as needed, and impose a \$250 fine each time the District maintains the property; Owner has five (5) days to remove the mold from the home; if both the overgrown grass, weeds and mold on the home are brought into compliance within the specified time frame, Case No. D3-03-21 shall be closed; if the mold on the home is not removed within five (5) days of the Order of Enforcement, impose a \$150 fine to be paid within ten (10) days of the invoice and a \$50 daily fine until the property is brought into compliance; if the fines reach \$1,500, the case shall be turned over to District Counsel to seek all available legal 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. Ms. Dennis responded to the Supervisors’ inquiries.

D. Owner/Interest Party Presentation

No public comment was received

F. Close Public Hearing

Chairman Ray closed the Public Hearing at 11:12 a.m.

G. Board Discussion/Determination

On MOTION by Steffan Franklin, seconded by Terry Biddle, with all in favor, the Board found the owner of 748 Artesia Avenue, Unit 35, Lot 253 in violation of the District's Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has 3 days to bring the overgrown weeds into compliance; if the overgrown grass and weeds are brought into compliance within three (3) days of the Order of Enforcement, that portion of the violation will be cleared; if the overgrown grass and weeds are not brought into compliance within three (3) days of the Order of Enforcement, impose a \$250 fine to be paid within ten (10) days of the invoice and authorize the District to maintain the property twice a month in the summer and once a month in the winter, as needed, and impose a \$250 fine each time the District maintains the property; Owner has five (5) days to remove the mold from the home. If both the overgrown grass, weeds and mold are brought into compliance within the specified time frame, Case No. D3-03-21 shall be closed; if the mold on the home is not brought into compliance within five (5) days of the Order of Enforcement, impose a \$150 fine to be paid within ten (10) days of the invoice and a \$50 daily fine until the property is brought into compliance; if the fines reach \$1,500, the case shall be turned over to District Counsel to seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the owner and placing a lien on the property and authorized the Chairman/Vice Chairman to execute the Order of Enforcement.

EIGHTH ORDER OF BUSINESS: Case No. D3-04-21 VCDD No. 3 vs. Tory Luliucci, 3278 Richmond Drive

Ms. Duckett advised Case No. D3-04-21 VCDD No. 3 vs. Tory Luliucci, 3278 Richmond Drive has been cleared and Staff is requesting the Case be pulled from the agenda.

NINTH ORDER OF BUSINESS: Financial Statements

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

TENTH ORDER OF BUSINESS: DPM Monthly Report

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

Supervisor Lazenby requested clarification on the upcoming projects list for the rescheduled painting at the Summerhill Entry Sign on Road 101 and inquired if the District was responsible for painting the entire sign or if the painting of the sign is a shared responsibility with The Developer.

Bruce Brown, DPM Director advised Staff would review and provide an update to the Board.

ELEVENTH ORDER OF BUSINESS: District Manger Reports

A. COVID-19 Update

Ms. Duckett advised that the District Offices and recreation centers are open at 100% capacity.

B. AAC After Agenda

Ms. Duckett advised the Board that the After Agenda from the AAC meeting held on June 9, 2021 was provided to the Board and highlighted the following items addressed:

- The Committee recommended approval of the Fiscal Year 2021/2022 Recreation Amenities Division (RAD) Fund Budget.
- The Committee requested proceeding with the golf travel for cart path only on the par three (3) holes following renovation at Silver Lake Executive Golf Course.

Ms. Duckett advised that the First Responders Recreation Groundbreaking had recently taken place and provided a First Responders Ground Breaking Program Flyer as information.

TWELFTH 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.

THIRTEENTH ORDER OF BUSINESS: Supervisor Comments

Supervisor Biddle thanked Sumter County Commissioner Craig Estep for allowing Supervisor Lazenby to represent the residents on the Sumter County Ad Hoc Fire, EMS and Medical Transport Committee.

Supervisor Biddle expressed his thanks to the DPM Team on the upkeep of the landscaping along the roadways.

Supervisor Franklin advised as information he will be unable to attend the July meeting.

Vice Chairman Lazenby requested a reminder be provided to the landscape contractors not to park behind the Belle Aire gate. Mr. Brown advised Staff will communicate to the contractors.

Vice Chairman Lazenby requested clarification on the funds for the Summerhill pipe repair and replacement. Ms. Kays advised Staff is in the process of preparing a Budget Resolution that is anticipated to be presented to the Board at their July meeting.

FOURTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 11:27 a.m.

On MOTION by Gail Lazenby, seconded by Terry Biddle, the meeting was adjourned.
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Richard J. Baier
Secretary

Bill Ray
Chairman