

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

A Meeting of the Board of Supervisors of Village Community Development District 6 was held on Friday, June 4, 2021 at 9:30 a.m. in the Savannah Recreation Center, 1545 Buena Vista Boulevard, The Villages Florida, 32162.

Board members present and constituting a quorum:

John Calandro	Chairman
Peter Moeller	Vice Chairman
Linda Grzesik	Supervisor
Andy Curtis	Supervisor
Tom Griffith	Supervisor

Staff Present:

Kenny Blocker	Deputy District Manager
Carrie Duckett	Assistant District Manager
Mark Brionez	District Counsel
Bruce Brown	District Property Management Director
Anne Hochsprung	Finance Director
Brittany Wilson	Director of Technology and Board Support Services
Candy Dennis	Community Standard Manager
Candice Harris	Deputy District Clerk
Katie Evans	Assistant to the District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Calandro called the meeting to order at 9:30 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 a Moment of Silence

The Board and residents observed a moment of silence for those who have served our Country and community.

D. Welcome Meeting Attendees

The Board welcomed the meeting attendees who were present.

E. Audience Comments

No audience comments were received.

CONSENT AGENDA:

Chairman Calandro 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 Linda Grzesik, seconded by Tom Griffith, 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 21, 2021.
THIRD ORDER OF BUSINESS: Approval of Assignment of Agreement RFP #18P-020 Disaster Debris Removal and Disposal Services (Tertiary) with Miller Pipeline, LLC and authorized the Chairman/Vice Chairman to sign the Agreement for Assignment.

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

Ms. Kays, Budget Director, advised that the Board reviewed and discussed the budget in detail at the May 18, 2021 Budget Meeting where Staff was directed to have the maintenance assessment rate remain the same as the current year. Ms. Kays stated the proposed operating budget is \$3,675,535 which is an increase of \$50,560 or 1% from the current year original budget. Ms. Kays advised Staff is recommending the adoption of Resolution 21-04 to approve the Fiscal Year 2021/22 Proposed Budget and set the public hearing to approve the Fiscal Year 2021/22 Final Budget for September 3, 2021 at 9:30 a.m. at the Savannah Recreation Center.

On MOTION by Linda Grzesik, seconded by Peter Moeller, with all in favor, the Board adopted Resolution 21-04 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 9:30 a.m. at the Savannah Recreation Center.

Supervisor Moeller requested clarification on the increasing cost in price of materials, the increasing payments to employees and how it affects the District contracts. Kenny Blocker, Deputy District Manager, advised the District is able to meet with vendors to discuss items so that the current contract can be fulfilled.

FIFTH ORDER OF BUSINESS: Old Business Status Update

Mr. Blocker provided the following Old Business Status Update:

- Cost Comparison for District 6 Project Wide Fund with and without District 12 and District 13: Staff will provide once the information is available.
- Include Sumter County Sheriff's Office flyer at postal facilities: Flyer has been posted at postal facilities.
- Provide May Executive Golf Update to Board: Information was provided to the Board via email on May 14, 2021.

**SIXTH ORDER OF BUSINESS: Case No. D6-02-21 VCDD No. 6 vs. Ronald Kwasnik,
1528 Gifford Court**

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

Candice Harris, Deputy 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 Calandro opened the Public Hearing at 9:39 a.m.

D. Staff Presentation of the Facts

Candy Dennis, Community Standards Manager, advised that Case No. D6-02-21, Village Community Development District (VCDD) No. 6 vs. Ronald Kwasnik and Elaine Scheer, 1528 Gifford Court, Unit 115, Lot 139 is in violation of the District's Rule to Bring About Deed Compliance and specifically the Rule that states: "2.2: No building or structure shall be constructed, erected, placed or altered on any Homesite until the construction plans and specifications and a plan showing the location of the building or structure has been approved. 2:13: No building or other improvements shall be made within the easements reserved by the Developer without prior written approval." On December 17, 2020 a complaint was received for no Architectural Review Committee (ARC) approval for a structure, pond, wall and edging in the rear of the property and on December 20, 2020, a complaint was received regarding landscaping in the front not being in accordance with the ARC application #128815. On December 18, 2020 and December 23, 2020, the violations were verified and the Deed Restriction Reminders were 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 3, 2021. Ms. Dennis stated the case was originally scheduled for March 19, 2021; however, Mr. Kwasnik located his ARC application from 2007 and the case was withdrawn that day in order to review the documentation. After Staff and District Counsel reviewed the application, there is no indication that the landscaping that was approved is what is currently located on the property. 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 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. D6-02-21 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 owners responsibility to contact the Community Standards Department to request the 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 legal remedies which may include initiating a lawsuit, seeking an injunction against the owner and placing a lien on the property and authorize the Chairman to execute the Order of Enforcement.

D. Owner/Interest Party Presentation

No public comment was received.

E. Close Public Hearing

Chairman Calandro closed the Public Hearing at 9:44 a.m.

G. Board Discussion/Determination

Ms. Dennis responded to the Supervisors' inquiries.

On MOTION by Peter Moeller, seconded by Linda Grzesik, with all in favor, the Board found the owner of 1528 Gifford Court, Unit 115, Lot 139 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. D6-02-21 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 owners responsibility to contact the Community Standards Department to request the 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 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.

SEVENTH ORDER OF BUSINESS: Financial Statement

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

EIGHTH ORDER OF BUSINESS:DPM Monthly Report

The District Property Management (DPM) Report was provided to the Board as information.

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% occupancy and fully operational.

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.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

A. Vice Chairman Moeller: PWAC After Agenda

Vice Chairman Moeller advised the Project Wide Advisory Committee (PWAC) After Agenda from the Meeting held on June 3, 2021 was provided as information to the Board. Vice Chairman Moeller advised the Committee discussed the Fiscal Year 2021/22 Budgets and the revisions that have been included in the Fourth Amended and Restated Intergovernmental Agreement for Maintenance of Project Wide Improvements. Vice Chairman Moeller advised District 12 previously mentioned forming a PWAC II south of SR 44 due to the different infrastructures south of SR 44. The PWAC has made suggestions to the Sumter Landing Community Development District (SLCDD) Board pertaining to updates for the Agreement, which was provided to the Board. Mr. Blocker advised as information that the Agreement will come back to the individual Boards in July for discussion and stated if every District does not agree on the new agreement, the current agreement will remain in place.

TWELFTH ORDER OF BUSINESS: Audience Comments

No additional audience comments were received.

THIRTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 9:57 a.m.

On MOTION by Tom Griffith, seconded by Linda Grzesik, with all in favor, the Board adjourned the meeting.
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Richard J. Baier
Secretary

John Calandro
Chairman