

**MINUTES OF MEETING
PROJECT WIDE ADVISORY COMMITTEE**

The Meeting of the Project Wide Advisory Committee was held on Monday, April 3, 2017 at 9:00 a.m. in the Large Conference Room of the District Office, 984 Old Mill Run, The Villages Florida, 32162.

Committee Members present and constituting a quorum:

Peter Moeller	Chairman (District 6)
Ron Ruggeri	Vice Chairman (District 7)
Chuck Wildzunus	Committee Member (District 5)
Dennis Hayes	Committee Member, (District 8)
Steve Brown	Committee Member (District 9)
Don Wiley	Committee Member (District 10)

Staff Present:

Janet Tutt	District Manager
Sam Wartinbee	District Property Management Director
Barbara Kays	Budget Director
Brittany Wilson	Assistant to District Manager
Candice Lovett	Deputy District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Moeller called the meeting of the Project Wide Advisory Committee (PWAC) to order at 9:01 a.m. and stated for the record that a representative from each District was in attendance.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Audience Comments

No audience comments were received.

Chairman Moeller requested that the Fifth Order of Business be addressed at this time.

FIFTH ORDER OF BUSINESS: Status Update: Lake Miona Water Conservation Easement

Janet Tutt, District Manager, stated that following concerns brought forward by residents residing near the Lake Miona Conservation Easement, the Committee previously directed Staff to schedule a meeting with the Southwest Florida Water Management District (SWFWMD) to discuss what level of maintenance will be needed to address the Conservation Easement. Sam Wartinbee, District Property Management (DPM) Director, Jeff Pardue of Breedlove, Dennis & Associates and Scott Glass, the residents' consultant, attended a meeting with SWFWMD and the overview from that meeting was provided to the Committee. Ms. Tutt stated it is Staff's recommendation that the Committee approve the preparation of a management plan, by Mr. Pardue, to identify which invasive and non-invasive plant material would be addressed, the proposed level of maintenance and the potential cost for future maintenance of the conservation easement.

Vice Chairman Ruggeri stated that there are a large number of conservation areas within the Village of Pine Ridge and inquired if proceeding with establishing a maintenance plan for the Lake Miona Conservation Easement, even though SWFWMD has not stated that maintenance is necessary, will result in similar requests for maintenance that Project Wide will then have to fund. Ms. Tutt stated that currently District 12 is not part of the Project Wide Agreement, although it is anticipated that they will be participating in the future, but because Staff is not aware of what type of easements exist it would not be appropriate to comment at this time. Staff is currently working with Mr. Pardue and SWFWMD to review all of the Districts' permits and once District 12 becomes part of the Project Wide Agreement, those permits will be included in the review as well.

Supervisor Hayes inquired if the cost provided by Mr. Pardue would include the development of the management plan submitted to SWFWMD and estimated costs for ongoing maintenance. Mr. Pardue advised that the cost estimate provided will include the revision of the management plan, which will identify which native plants will be maintained, the submittal of the plan to SWFWMD and a cost estimate to implement the plan.

On MOTION by Dennis Hayes, seconded by Ron Ruggeri, with all in favor, the Committee requested that Jeff Pardue of Breedlove, Dennis and Associates proceed with submittal of a Proposed Maintenance Plan for the Lake Miona at Bridgeport Conservation Easement as outlined in the proposal submitted.

SECOND ORDER OF BUSINESS: Approval of the Minutes

On MOTION by Dennis Hayes, seconded by Chuck Wildzunas, with all in favor, the Committee approved the Minutes from the Meeting held on February 6, 2017.

Ms. Tutt referred to the discussion pertaining to the Lake Miona Conservation Easement and clarified for the record that the Village of Pine Ridge is located in District 11, not District 12 as previously stated.

THIRD ORDER OF BUSINESS: Amendment to Resolution Establishing the Project Wide Advisory Committee

Ms. Tutt stated that Staff has presented a copy of the amended Resolution establishing the Project Wide Advisory Committee (PWAC) providing for the expanded duties relating to the amenities. Reiterated within the agenda item is that the purchase agreement entered into between the Sumter Landing Community Development District (SLCDD) and The Villages of Lake-Sumter, Inc. (VLS) included the following condition: “Both purchaser and seller believe that input by the residents on the operation and activities of the Transferred Facility will be beneficial for the community. The Purchaser and Seller agree to work cooperatively to develop such a committee comprised of residents within the Sumter Landing Service area before Closing”. Prior to the closing both the SLCDD Board and VLS agreed to move forward with the expansion of the Project Wide Advisory Committee’s (PWAC) responsibilities to meet the intent of the Purchase Agreement’s condition of sale. Ms. Tutt stated since that time Staff has been working diligently to incorporate and develop the budget for both the Village Center Community Development District (VCCDD) General Fund, which is responsible for District personnel, and the SLCDD budget to transition the amenities to the SLCDD. Staff anticipates presenting the budgets to the VCCDD and SLCDD Boards at their Board Meeting held this month.

Ms. Tutt stated that once the amended budget has been approved the Fiscal Year 2017/2018 budget for the Sumter Landing Amenities Division (SLAD) will be presented to the PWAC for review and analysis. The amendment to the Resolution is being provided to the Committee to determine whether the Resolution will be presented to the individual numbered Districts prior to presenting the Resolution for adoption to the SLCDD Board.

Vice Chairman Ruggeri inquired if the adoption of the Resolution is a time sensitive issue. Ms. Tutt stated the approval of the amenities budget differs from the numbered Districts because the SLAD budget is based on amenities revenues, and does not require setting a maximum maintenance assessment level as the numbered District Boards have to do, so there is the ability to change the SLAD budget up to the time when the budget is adopted at the September Board Meeting.

Supervisor Hayes inquired if the SLCDD Board had reviewed and approved the language of the Resolution. Ms. Tutt stated that the SLCDD Board had not yet reviewed the Resolution. The language included is based on the actions and direction of the Board.

At the request of Chairman Moeller, Ms. Tutt read into the record the additional powers, duties and responsibilities as defined in the Resolution and the implementation and limitations of the PWAC. Ms. Tutt provided clarification for the references included in the Resolution pertaining to The Villages of Public Safety Department (VPSD), as requested.

Supervisor Wiley inquired if the SLCDD Board did not proceed with a recommendation made by the PWAC, would that information be provided back to the PWAC, prior to the SLCDD proceeding with another action. Ms. Tutt stated that Staff can include language in the resolution that should that situation arise, a joint meeting between the SLCDD and PWAC would be held to discuss the matter/issue. This type of occurrence would be out of the ordinary and Supervisor Wiley's suggestion for feedback would then also provide an important public feedback forum.

Vice Chairman Ruggeri inquired why the PWAC could not provide the final approval process for the amenity related items. Ms. Tutt stated the final approval falls under the SLCDD Board, which is the legal entity established by Florida Statute. The PWAC, like the Amenity Authority Committee (AAC) north of CR 466, is not a legal statutorily established elected body. The PWAC and AAC function like advisory committees utilized by many municipalities throughout the State of Florida. Ms. Tutt stated if the PWAC were to recommend an action that was outside of their purview or was related to a bond

expenditure, the SLCDD would not proceed with approval of that action, which is the same action the VCCDD would take if the AAC recommended an action that was not appropriate.

Supervisor Hayes inquired if a particular District could choose to not have their current PWAC member serve as the representative for the amenities also. Ms. Tutt stated that a numbered District could choose to participate in the Project Wide Maintenance portion of the PWAC but not participate in the amenities portion.

Chairman Moeller stated that a Board's choice not to participate in the amenities portion of PWAC would eliminate representation for the residents of their District and that District would still be bound by the recommendations made by the PWAC.

Vice Chairman Ruggeri stated that he appreciates the comments received from residents who believe a separate committee should be established to address the amenities and stated that the PWAC or the numbered District Boards should consider recommending that a survey of the residents be taken to identify if a separate amenity committee be established. Ms. Tutt stated that making that type of recommendation to the SLCDD does not fall under the purview of this Committee or the numbered District Boards. The final decision of how the advisory function for the amenities will be addressed south of CR 466 is the responsibility of the SLCDD Board, which was a condition of the Purchase Agreement between the SLCDD (Purchaser) and VLS (Seller).

Chairman Moeller stated that this Committee or the numbered District Boards do not currently have the option to change how the advisory function has been established south of CR 466. The Resolution to be adopted expanding PWAC's duties will be adopted by the SLCDD Board.

Ms. Tutt reiterated that the SLCDD Board is the entity that purchased the amenities, not the numbered District Boards.

Chairman Moeller stated that he believes that the SLCDD's request for this Committee to review the Resolution prior to adopting the document provides the first line of communication. Ms. Tutt stated that the direction of the SLCDD Board has been that no Project Wide related items would be brought to the Board for approval without the recommendation of this Committee. The items relating to the amenities will function the same way.

Supervisor Hayes stated that he sees value in taking the Resolution to the District Boards to receive input and suggestions, but the Boards need to have an understanding that they are not voting on the Resolution.

Vice Chairman Ruggeri stated that at that time the numbered District Boards could request that the SLCDD Board consider establishing a separate Committee. Ms. Tutt clarified that the language included within the Purchase Agreement for the amenities states: "Both purchaser and seller believe that input by the residents on the operation and activities of the Transferred Facility will be beneficial for the community. The Purchaser and Seller agree to work cooperatively to develop such a committee comprised of residents within the Sumter Landing Service area before Closing". Ms. Tutt stated that each of the Supervisors of the PWAC have been formally elected and not selected through a selection process. The statistics indicate that voter turnout for the AAC selection process is very low; whereas, the voter turnout for electing the numbered District Supervisors is significant. Each numbered District Board has the ability to decide whether or not to participate in the amenities portion of the PWAC.

Chairman Moeller suggested that each of the Supervisors present the Resolution to their Boards, solicit comments and provide input at the May 1, 2017 meeting. Ms. Tutt stated that Staff will prepare the additional language suggested by Supervisor Wiley prior to the numbered District Board Meetings.

Chairman Moeller requested public comment at this time.

Jerry Vicenti, District 7 Supervisor, stated that he believes that the PWAC should not make any type of decision until consensus from all District Board Supervisors is received.

Chairman Moeller clarified that the PWAC has already agreed to bring the Resolution back to each of the numbered District Boards to receive input.

Mr. Vicenti stated that the SLCDD Board are elected by the commercial properties and not the residents of The Villages and does not feel comfortable with the SLCDD Board making decisions about the residents' amenity funds. Mr. Vicenti stated that he is a member of the Property Owners Association (POA) and concurs with Vice Chairman Ruggeri that a survey of the residents should be taken. The POA recently conducted a survey and approximately 1,500 of those that took the survey expressed that they want an AAC south of CR 466.

Jerry Ferlisi, District 5 Supervisor, concurred with Vice Chairman Ruggeri's comments and stated that a survey of the residents is crucial to determine if the residents want an authority committee

rather than an advisory committee. Mr. Ferlisi stated that he believes the addition of the amenities will also add a great amount of work that will require the PWAC to begin meeting monthly and requested that the Committee consider if a survey of the residents should be completed.

Supervisor Moeller clarified that the PWAC currently meets monthly.

Supervisor Wildzunas stated that the After Agenda for each of PWAC meeting is included on the District Board Agendas and is reviewed.

Supervisor Ferlisi inquired if the numbered District Boards south of CR 466 will begin discussing amenities. Ms. Tutt stated that an After Agenda for the AAC meetings that occur are provided to the Boards north of CR 466 as information, which will be the same process followed south of CR 466.

Ms. Tutt stated because the SLCDD and VLS both decided as part of the Purchase Agreement that the PWAC would serve as the advisory committee for the amenities south of CR 466 Staff is unsure what purpose a survey would provide.

Mr. Ferlisi stated that a survey would provide the SLCDD and VLS with feedback from the residents which could result in consideration of another alternative. Ms. Tutt reiterated that utilizing PWAC as the advisory committee for the amenities was part of the Purchase Agreement for the SLCDD to purchase the amenities from VLS.

Vice Chairman Ruggeri stated that residents have expressed concerns that a separate committee will not be established and consideration could be given to having a separate group of Supervisors review the amenities portion because of the amount of work involved. Ms. Tutt stated that there have been a lot of assumptions made, but until the amenities portion of the PWAC has been initiated those items are not able to be determined.

Chairman Moeller stated that he is having trouble understanding which residents are concerned because with the exception of POA members, there are only a two (2) residents in attendance. Following the articles written about this meeting he was surprised that the room was not packed with residents demanding an AAC south of CR 466, but it is not.

Sal Torname, District 8 Supervisor, stated the POA conducted a survey of 10,000 residents who reside south of CR 466 and of the responses received 94% agreed that they wanted the amenity committee to be platonic from the SLCDD and the commercially elected Supervisors. Mr. Torname

stated the PWAC's responsibility is not to the Developer or District Administration, it is to the residents who have elected them and that the Resolution should be presented to the numbered Districts.

Deb Butterfield, District 7 resident, requested clarification if the Project Wide related items and the amenity related items will be kept separate on the agenda so that residents are aware of at what point any specific item they are interested in will be addressed as she is concerned the process could become lengthy and cumbersome.

Chairman Moeller stated that the Project Wide and amenities related items will not be co-mingled.

Ms. Butterfield inquired if a numbered District chooses not to participate on the amenities advisory portion would their representative then leave the meeting.

A District 8 resident stated that the agenda for this meeting was not presented in a timely manner. Ms. Tutt clarified that the electronic agenda was posted to the districtgov.org website on Monday, March 27, 2017, one week prior to the meeting as required by State Statute.

Chairman Moeller stated the POA newsletter also provided information and an advertisement about the meeting, which was not necessary, but did provide additional information to residents.

The resident stated that she was discouraged to learn that a numbered District could choose not to participate in the advisory functions for the amenities which would leave that District with no representative and wants to ensure that the numbered District Boards are aware of the responsibility. The resident also stated that H. and I. of the duties and responsibilities are very broad and that those items should be revised. Ms. Tutt stated that language can be added to specifically address the amenities facilities.

Supervisor Hayes clarified that he was not endorsing that the responsibilities of the PWAC be split but potentially if a District Board decided that they did not want to participate in the amenities portion they would direct their representative, just as was the Board's option when the PWAC was established.

Supervisor Wildzunas stated that he finds it difficult to believe that any of the District Boards would not want to participate in the advisory function for the amenities portion as it is in the best interest of all of the residents that an elected official from each District participate to ensure resident input is considered.

Don Deakin, District 4 Supervisor and AAC Member, stated that he believes the main issue for consideration is whether the Committee is advisory or authoritative and inquired how the two (2) Committees will function together to ensure that consistency of services throughout The Villages is maintained. Ms. Tutt stated that when necessary, the SLCDD Board previously met with the AAC to ensure that consistency relating to Resident ID's was achieved, and if specific items were to occur the AAC and PWAC could meet. The PWAC will review and consider the same types of items that the AAC does when considering the SLAD budget; such as amenity fee deferral rates, reserve levels, etc. Ms. Tutt provided clarification to Mr. Deakin's inquiries.

Additional resident comments were received in favor of the numbered District Boards reviewing the Amenity Resolution and receiving resident input via a survey.

Fred Briggs, President of the VHA, advised that since the POA newsletter was published only five (5) residents of the 16,000 VHA members have contacted him to request clarification as to how the numbered District elected officials will represent them when considering amenity related items.

Duane Johnson, District 8 Supervisor, stated that he and the other District 8 Board Supervisors have had scheduled visits at the postal facilities over the last three (3) months and overall the residents have indicated that they are very satisfied with how The Villages government is functioning. Mr. Johnson stated he would be in favor of the PWAC adopting the Resolution via consensus during this meeting so the amenity related advisory functions can proceed.

Chairman Moeller stated that every Supervisor represents a numbered District and was appointed to the PWAC was elected by Florida residents and the members of this Committee take its responsibility very seriously. Adding the amenity related advisory functions will provide the residents south of CR 466 with a Committee where they can voice their opinions and provide input. Chairman Moeller stated with the addition of the suggested revisions, the Resolution will be included on each of the numbered District Board meeting agendas. The Committee provided a final consensus that each Committee Member will request input from the Boards and present that input at the May 1, 2017 PWAC meeting.

**FOURTH ORDER OF BUSINESS: Status Update: Morse Boulevard Embankment
Revetment Project**

Sam Wartinbee, District Property Management (DPM) Director, advised that the permits for the embankment project are in the process of being reviewed by SWFWMD and Staff is hopeful approval will be received by the end of April. The construction plans are 100% complete.

Vice Chairman Ruggeri requested the status update on the use of the lime rock in District 12. Mr. Wartinbee stated the Engineer believes that larger rocks may need to be utilized so additional testing will need to be completed.

The Fifth Order of Business was previously addressed.

SIXTH ORDER OF BUSINESS: Staff Reports

There were no Staff Reports.

SEVENTH ORDER OF BUSINESS: District Counsel Reports

District Counsel was not in attendance.

EIGHTH ORDER OF BUSINESS: Supervisor Comments

Vice Chairman Ruggeri inquired if it is possible for the District to assist with the notification costs residents incur for the AED programs because they provide assistance to The Villages Public Safety Department (VPSD). Ms. Tutt stated at this time this request falls outside of the PWAC's purview. In the future possible consideration could be made because there is authorization through the amenities for fire service.

Chairman Moeller stated that he is the coordinator for the AED program in his neighborhood and stated that careful consideration would need to be given because of the number of AED groups that there are throughout The Villages.

Supervisor Wildzunas stated that not all residents choose to participate in the AED program and until all residents participate he would not agree that costs should be paid through the amenity fund.

NINTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 11:03 a.m.

On MOTION by Chuck Wildzunas, seconded by Dennis Hayes, with all in favor, the Committee adjourned the meeting.
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Janet Y. Tutt
Secretary

Peter A. Moeller
Chairman