

MINUTES OF MEETING AMENITY AUTHORITY COMMITTEE

A Meeting of the Amenity Authority Committee was held on Wednesday, July 12, 2017 at 9:00 a.m. at the Savannah Regional Recreation Center, 1545 Buena Vista Boulevard, The Villages, Florida, 32162.

Committee members present and constituting a quorum:

Carl Bell	Chairman
Ann Forrester	Vice Chairman
John Wilcox	Committee Member
Don Deakin	Committee Member
Lowell Barker	Committee Member

Staff Present:

Janet Tutt	District Manager
Grant Watson	District Counsel
Diane Tucker	Administrative Operations Manager
Barbara Kays	Budget Director
John Rohan	Director of Recreation, Parks & Executive Golf
Sam Wartinbee	District Property Management Director
Brittany Wilson	Assistant to District Manager
Jennifer McQueary	District Clerk
Candice Lovett	Deputy District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Bell called the meeting to order at 9:00 a.m. and stated for the record that all five (5) Committee Members were present. Gary Moyer was absent.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Observation of a Moment of Silence

The Committee and all those in attendance observed a moment of silence for those who have served our Country and community.

D. Welcome Meeting Attendees

Chairman Bell welcomed the residents in attendance

E. Audience Comments

Jim Stickel, Village of Greenbriar, stated that there are not many safe places for pedestrians to traverse and believes the District should establish a protocol that can be communicated to residents identifying which user of the paths/roadways have the right-of-way.

Chairman Bell stated that it is outside of the District's purview to establish a protocol for use of the paths/roadways.

Don Deakin stated the District established a "SHARE the Path" campaign for users of the multi-modal paths and suggested that the Recreation Department could establish a protocol which could assist in addressing the conflict pedestrians incur on the paths/roadways. Janet Tutt, District Manager, stated that the District will not prepare a protocol for use of roadways because, if the District were to prepare a protocol, the District then takes on the liability for infrastructure, such as the roadways, that does not fall under the purview of the District. Supervisor Deakin suggested that a protocol could be established for the multi-modal paths that fall under the purview of the District. Ms. Tutt stated the District did establish the SHARE campaign for use of the paths, which does not provide preferential treatment to any specific user.

CONSENT AGENDA:

Chairman Bell 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 Committee Member or a member of the public.

On MOTION by Ann Forrester, seconded by Lowell Barker, with all in favor, the Committee took the following action on the items included on the Consent Agenda:
SECOND ORDER OF BUSINESS: Approval of the Minutes for the Meeting held on June 7, 2017.
THIRD ORDER OF BUSINESS: Recommendation of approval of Change Orders #1 and #2 for ITB #16B-031 – Landscape and Irrigation Renovations at the Chula Vista Recreation Center to Down to Earth Landscape, LLC in the amount of \$141,153.53 to the Village Center Community Development District Board.
FOURTH ORDER OF BUSINESS: Recommendation of award of Bid (ITB) #17B-026 – Fencing - 2, 3 & 4 Board Installation, Repairs and Painting to Daves Fencing

and Painting, Inc. based on unit prices reflected in Exhibit A to the Village Center Community Development District Board.

FIFTH ORDER OF BUSINESS: Recommendation of award of Bid (ITB) #17B-030 – Bunker Sand Replenishment Program – Saddlebrook to Landirr, Inc. for a total amount of \$28,622.70 to the Village Center Community Development District Board.

SIXTH ORDER OF BUSINESS: Old Business Status Update

A status update on the following Old Business items:

- Available property for additional recreation facilities: Grant Watson, District Counsel, advised that at the direction of the Committee, letters have been sent to the private property owners who reside near the Rio Grande property and is now awaiting feedback. Thus far, acknowledgement of receipt has been provided by one property owner and an update will be provided as the responses are received.

Ms. Tutt advised the Committee that she was approached by the First Baptist Church of The Villages, located on CR 42, regarding the District's possible interest to purchase the fellowship hall and surrounding 10 acres. The leadership group of the Baptist Church advised District Staff that they would like to offer to sell the property to the Village Center Community Development District (VCCDD) for \$1.5 million. The District's appraisal of the property received three (3) years ago was \$1.2 million the church's appraisal was within \$15,000 of that. Ms. Tutt stated that area has seen significant changes with the construction of the villa units and commercial properties in those three (3) years and believes the changes would have an impact if a new appraisal was completed. The purchase price of \$1.5 million would include the 10 acres, and the fellowship hall facility and the District would have to gain access of the roadway that leads to the fellowship hall. The necessary infrastructure is in place at this location; unlike at the 40 acres on property on CR 42, which would be a great expense to install and gain County approval for. In consideration of the District's previous attempts to obtain additional property this property seems to be a promising alternative. Ms. Tutt stated that the private properties near Rio Grande will have significant issues to overcome to achieve the purchase and there have been resident concerns raised about the additional traffic on Rio Grande and the surrounding roadways. Ms. Tutt stated it would be Staff's recommendation that the Committee give serious consideration to the Baptist Church property in its quest to obtain additional property for outdoor recreation.

Chairman Bell requested clarification of vehicular access to the Baptist Church property. Ms. Tutt advised that vehicle access would be from CR 42 and believes the purchase would result in the District taking over ownership and maintenance responsibility of the access road, although the church would have the ability to utilize a portion of the roadway to access the east side of the church. Golf cart traffic would continue to gain access at the golf cart gate.

Vice Chairman Forrester inquired if there would be an additional cost for the roadway. Ms. Tutt stated that she believes if the District would be willing to take over ownership and maintenance responsibility of the roadway that it would not be an issue.

Ms. Tutt stated that when the previous discussions about purchasing this property had occurred, The Villages of Lake-Sumter (VLS) had offered to provide the funds to construct a pool on the Baptist Church property instead of constructing a pool in Soulliere Villas. Staff has communicated with VLS and inquired if that offer would still be available and was advised that VLS is in favor of proceeding, although there could be a challenge with the timing, because the Baptist Church will begin construction of the new fellowship hall at the end of the summer but would have to continue to occupy the existing fellowship hall until construction was completed. However, Staff would suggest that if the Committee is interested in purchasing the property it proceed, and not wait until the fellowship hall is available for use, so that the construction of the pool can be achieved. Ms. Tutt stated that the Developer also discussed incorporating improved design aspects for the construction of a pool at the Baptist Church property.

Chairman Bell inquired if the Board has a month to consider the purchase. Ms. Tutt stated that Staff was not going to request action at today's meeting; however, if the Committee is interested, Staff can work with the Baptist Church Representatives to obtain additional details.

Vice Chairman Forrester advised that Staff had previously advised that the cost to develop Rio Grande would be approximately \$2.8 million; whereas, the Baptist Church property can be purchased with the fellowship hall on the property, for \$1.5 million, although the District would then have to construct whatever recreation it chooses to proceed with. Vice Chairman Forrester stated that she believes the purpose for this property should be to offer unique types of recreation activities or recreation activities that residents are requesting, not for duplication of meeting rooms or existing recreation activities, and this would give the Committee an opportunity to expand what can be provided.

Lowell Barker stated that he would like to be assured as to what utilities are on the property to ensure that a swimming pool can be constructed.

John Wilcox stated that he believes the Baptist Church property is a great opportunity and it would allow the Committee to proceed with a number of activities that have been identified by the residents. Additionally, access to the Baptist Church property has not received the number of concerns that the Rio Grande or the CR 42 properties have.

Chairman Bell suggested that this item be included on the August 9, 2017 agenda, encouraged the Committee Members to contact Staff so that they can individually review the property and the facility and requested that Staff provide an engineering review of the property, an update of what it would cost to obtain ownership of the roadway and the anticipated maintenance that will be needed.

Mr. Deakin clarified for the audience's information, that the Committee was not the entity that chose not to proceed with the purchase of the Baptist Church property. Mr. Deakin stated that he is happy the Baptist Church has decided to sell the property to the District, but it would not be his first choice, the 40 acres on CR 42 would be, but he understands the many challenges of that property, including the cost. Mr. Deakin stated he that concurs with Vice Chairman Forrester's comments and believes that there are many things that can be done new and different, similar to how recreation in the Village of Fenney has been constructed, but also suggested that croquet, lawn bowling and platform tennis be considered for this location. A large amount of due diligence was completed for this property previously and stated that vehicle access to the location is available via Clearview Avenue.

Mr. Deakin requested a more detailed timeline be provided so that the Committee is aware of what would have to occur to ensure the Developer's timeline can also be met.

Chairman Bell stated the request to Staff would be to provide the additional information including a timeline, engineering study and road use information. The Committee provided concurrence to Staff to proceed.

Ms. Tutt cautioned that Staff would not come back to this Committee with a recreation usage plan, but instead would utilize the standard due diligence process to gain resident input, requests and feedback.

Vice Chairman Forrester clarified that the Committee has not determined that it is proceeding with the purchase as of yet and that this facility would not be for the use for once specific area, but for all residents of The Villages.

Ms. Tutt suggested that the District continue the process of receiving responses from the private property owners of the Rio Grande property, but no additional review will be completed until further information is received. The Committee concurred.

- Church of Christian Faith request: The Agreement to Purchase the portion of District property has been forwarded to the Church of Christian Faith with the proposed price of \$8,600. A status update will be provided at the August meeting.
- Acceptance of ownership/maintenance responsibility for Oregon Avenue: The title work has just been received by District Counsel and Scott Gerken of Stone and Gerken has advised that there are some questions on the title of the property. Staff will discuss with Mr. Gerken and provide as status update to the Committee.
- Installation of chair lift at Saddlebrook Pool: The installation of the chair lift has been completed.
- Maintenance concerns at Silver Lake Recreation Center: The maintenance concerns at the Silver Lake Recreation Center have been addressed. The replacement of the billiard stools had been budgeted to occur in Fiscal Year 2017/2018.
- Request to renovate Mulberry Trail: Staff is requesting additional discussion from the Committee.

Chairman Bell stated that the question before this Committee is whether to reconstruct the existing Springdale/Mulberry Trail into a multi-modal path, and would suggest that if this Committee chose to proceed in that direction, that the Village Community Development District (VCDD) No. 4 Board should assume responsibility for ongoing maintenance of that path. Chairman Bell stated if District 4 chose to take ownership of that trail and then provided the AAC with permission to upgrade the multi-modal path, this Committee could then decide what period of time it would like to proceed with the reconstruction.

Mr. Deakin stated that the letter submitted to the AAC by the District 4 Board did state that if the Committee agreed to reconstruct the Springdale Trail into a 16.5 foot wide multi-modal path then the

District 4 Board would assume ongoing maintenance. Ms. Tutt clarified that Chairman Bell's comment referred to the ownership of the path being turned back over to District 4.

Chairman Bell suggested that District 4 consider accepting ownership of the Springdale Trail and if the Board chooses to agree, provide a letter to the Committee so that the trail ownership can be turned over to District 4.

Vice Chairman Forrester requested that Staff provide the Committee with the costs to resurface the existing trail versus reconstruction into a multi-modal path. Ms. Tutt stated that cost estimates previously provided did not include ancillary costs and Staff will provide the total cost to the Committee once District 4 has agreed to accept ownership of the existing trail.

- Decorative water features and illumination alternatives: Chairman Bell stated that he has asked Staff to provide the Committee with an overview of what fountains, sprays and illumination currently exists so that a comprehensive review can be completed at the August 9, 2017 meeting.

SEVENTH ORDER OF BUSINESS: Capital Project Update

Ms. Tutt provided an update on the following capital projects:

- Hacienda Trail & Other Multi-Modal Paths North of CR 466: The award of Request for Proposal (RFP) for Multi-Modal Path Renovations to SSS down to Earth OPCO II, LLC was approved on June 7, 2017 by the AAC and VCCDD. The estimated project costs include a line item for reimbursement from The Villages Operating Company for landscape and irrigation upgrades on championship golf course property. The project will be completed in phases and will take 180 days. Phase I of the project began on June 27, 2017. The first phase of the project includes the multi-modal path between Panama Place and Soledad Way along the Hacienda Hills Championship Golf Course. Residents are encouraged to use caution and adhere to all directional signage. The estimated cost is \$2,432,597.
- Saddlebrook Village Recreation Center: During the June 7, 2017 meeting, the AAC directed Staff to purchase and install a handicap accessible chairlift at the Saddlebrook Pool. To accomplish this, \$9,000 was added to the total project cost. The exterior and interior finishes to the building are substantially complete. Staff is working on addressing punch list items and installing any FF&E that District Property Management is responsible for. The Grand Opening

of the facility is scheduled to take place on July 28, 2017 at 10:00 a.m. The estimated total cost is \$1,631,000.

EIGHTH ORDER OF BUSINESS: Springdale Trail Exercise Equipment

John Rohan, Director of Recreation, Parks and Executive Golf, stated that the District has been advised by Duke Energy that the fitness equipment purchased for the Springdale Fitness Trail cannot be installed under the power corridor. Following the success of the usage of the fitness equipment installed at the Rohan Regional Recreation Center, Staff recognized that the Mulberry Regional Recreation Center would be an ideal location and Staff is recommending that the new fitness equipment be installed along the walking path near the pickleball courts and green space.

Chairman Bell stated that he believes the Mulberry Regional Recreation Center is a great location for the fitness equipment.

Vice Chairman Forrester stated that she has visited the Springdale Fitness Trail on several occasions and has not witnessed people using the equipment and believes the fitness equipment will be much more visible at the Mulberry Regional Recreation Center.

Mr. Deakin suggested that the Committee request feedback from the residents before installing the equipment at Mulberry Regional Recreation Center or, if the Committee proceeds with the purchase of the Baptist Church property, consider installing the equipment at the location.

Chairman Bell stated that if the fitness equipment is received well at Mulberry, additional equipment could be purchased for the church property.

Ms. Tutt stated that Staff is providing the recommendation to install the fitness equipment at the Mulberry Regional Recreation Center after the positive feedback received from users at the Rohan Regional Recreation Center. Additionally, the installation of the fitness equipment at the Mulberry Regional Recreation Center will allow Recreation Center Staff to more closely monitor the equipment.

Mr. Rohan stated that not knowing the timeline for the potential purchase and construction of the Baptist Church Property, if the fitness equipment is well received at Mulberry, it provides an additional recreation opportunity at the new location. Also, having the existing parking, restrooms and water fountains at Mulberry Regional Recreation Center is a benefit for the users.

The Committee provided a consensus to proceed with the fitness equipment at the Mulberry Regional Recreation Center.

NINTH ORDER OF BUSINESS: VCCDD Financial Statements

The VCCDD Recreation Amenities Division (RAD) associated Budget to Actual Statements and Interest Allocation as of May 31, 2017 was provided to the Committee as information.

TENTH ORDER OF BUSINESS: RAD Fund: Capital Project Work Plan

The Fiscal Year 2016/2017 RAD Fund Capital Work Plan has been provided to the Committee as information.

ELEVENTH ORDER OF BUSINESS: Addition of the “Parks” to Recreation Department Title

Chairman Bell stated that while this Committee has no oversight over the addition of “Parks” to the Recreation and Parks Department, he would like the Committee to endorse the change to the department’s title.

Mr. Barker inquired what benefit the addition of “Parks” would provide.

Chairman Bell stated the addition of “Parks” will provide the greater visibility to parks that are throughout the community.

The Committee concurred with Chairman Bell’s endorsement and applauded the change.

TWELFTH ORDER OF BUSINESS: Staff Reports

A. Hurricane Preparedness

Lt. Longacre of The Villages Public Safety Department (VPSD) provided an overview of what residents can do to prepare themselves in case of a hurricane or other significant weather event, which included items such as: creating a Family Disaster Plan, have the recommended 3 days of food and water on hand, have a checklist of important steps to take before, during and after a disaster, ensure vital prescription drugs are on hand, have batteries and flashlights and the use of an outdoor grill, with fuel, in case power is lost. Lt. Longacre advised that tape will not stop windows from breaking and the best course of action would be to temporarily shutter the windows for protection. Also, it is not

recommended to open windows during a wind event because that can add pressure in the home and could result in major damage to the roof. Lt. Longacre advised that evacuations in Central Florida are very rare and would typically only occur in manufactured homes and low lying areas.

Mr. Deakin stated he believes the installation of temporary window protection requires Architectural Review Committee (ARC) approval, because it is an exterior improvement, and that the type of covering that would be allowed has been determined. Ms. Tutt stated the window coverings referred to are temporary and would not require ARC approval. Mr. Deakin inquired if there were specific external window coverings that were approved, which could be utilized by seasonal residents. Ms. Tutt stated that Staff will inquire with the Deed Compliance Department.

The Committee thanked VPSD for their efforts on behalf of the residents.

B. Saddlebrook Recreation Center Ribbon Cutting

Chairman Bell stated that this item was previously addressed.

THIRTEENTH ORDER OF BUSINESS: District Counsel Reports

Mr. Watson advised that there were no further District Counsel reports.

FOURTEENTH ORDER OF BUSINESS: Supervisor Comments

Mr. Deakin stated that Chairman Bell previously addressed the topic of electronic/computer access at the recreation centers and inquired if the Committee was going to address this item during today's meeting.

Chairman Bell stated that the Committee approved the additional Wi-Fi capabilities at Hacienda Regional Recreation Center, which is working very well. Ms. Tutt advised that computer access will be discussed during the budget process.

Vice Chairman Forrester thanked Staff for their diligent efforts on behalf of the residents and specifically the reduction in costs for the Hacienda Multi-Modal Path project.

A. MMPDG After Agenda

Chairman Bell advised that he was unable to attend the Multi-Modal Path Discussion Group (MMPDG) met on June 29, 2017 but an After Agenda from the meeting was provided.

Chairman Bell stated that he met with Staff to review the fiber optic related costs and inquire if the District should consider owning the optic fiber, but was advised by Staff that it would be a 15 year return on the district's investment so no further action will be taken.

Chairman Bell stated that he has received concerns about white crosses in residents' front yards and stated that he does not believe installing a cross on the exterior of the home or hanging a flag would violate the District's deed restrictions.

FIFTEENTH ORDER OF BUSINESS: Adjourn

The Committee adjourned the meeting at 10:07 a.m.

On MOTION by Ann Forrester, seconded by John Wilcox, with all in favor, the Committee adjourned the meeting.

Janet Y. Tutt
Secretary

Carl Bell
Chairman