

**MINUTES OF MEETING  
AMENITY AUTHORITY COMMITTEE**

A Meeting of the Amenity Authority Committee was held on Wednesday, August 9, 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
Gary Moyer	Committee Member

Staff Present:

Janet Tutt	District Manager
Lewis Stone	District Counsel
Diane Tucker	Administrative Operations Manager
Barbara Kays	Budget Director
John Rohan	Recreation Director
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 Committee Members were present.

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

John Garbett, Sanchez Ct., advised the Committee that he is representing the Lawn Bowling Club and requested that a lawn bowling court and an additional storage shed be constructed at the Rio Grande facility, separate from the croquet court, even if the Committee chooses not to proceed with the additional recreational activities at this location.

Chairman Bell requested that Mr. Garbett meet with John Rohan, Director of Recreation & Parks, following the meeting to discuss the Lawn Bowling Club's request.

**CONSENT AGENDA:**

Chairman Bell advised the Committee 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 Ann Forrester, seconded by Don Deakin, with all in favor, the Committee took the following action for the items included on the Consent Agenda:**  
**SECOND ORDER OF BUSINESS:** Approval of the Minutes for the Meeting held on July 12, 2017.  
**THIRD ORDER OF BUSINESS:** Approval of the Amenity Authority Committee Fiscal Year 2017/2018 schedule and authorized Staff to publish.  
**FOURTH ORDER OF BUSINESS:** Recommended approval of the Encroachment Agreements for 1251, 1253 and 1255 Granada Court to the Village Center Community Development District Board and authorized Staff to file the Agreements in the Public Records of Lake County subject to the Agreements being executed by the residential property owners.  
**FIFTH ORDER OF BUSINESS:** Recommended approval of the Annual Renewal of Agreements with Rainey Construction Company (#14P-017) and Tri-State Asphalt Corporation (#14P-017) to the Village Center Community Development District Board.  
**SIXTH ORDER OF BUSINESS:** Recommended approval of the Amended and Restated Management Agreement with Golf Management Solutions, LLC to the Village Center Community Development District Board.

**SEVENTH ORDER OF BUSINESS: Recommended approval of the Amendment One to the Management Services Agreement with Golf Management Solutions, LLC for the Executive Golf Course Maintenance Position to the Village Center Community Development District Board.**

**EIGHTH ORDER OF BUSINESS: First Baptist Church Fellowship Hall and Property**

Janet Tutt, District Manager, stated that Staff is requesting the Committee consider and provide direction to Staff as to whether they would like to proceed with the purchase of the fellowship hall and 10 acres of property from the First Baptist Church of The Villages.

Chairman Bell requested that each Committee Member provide their opinion on whether to proceed with the purchase of the 10 acres of property, inclusive of the fellowship hall. Chairman Bell stated that the Committee previously considered the purchase of 40 acres on CR 42, which was significantly more expensive than this piece of property and did not include any infrastructure or a building; whereas, Staff has negotiated with the First Baptist Church and agreed to a purchase price of \$1,500,000. Chairman Bell stated he will vote yes to proceed with the purchase.

Gary Moyer stated that this Committee has reviewed and considered the addition of property, in response to resident concerns for recreation facilities north of CR 466, and although the need is questionable, he believes it will provide the Committee with the opportunity to program activities that are evolving further south in the community. Mr. Moyer stated he believes the purchase of the property and the fellowship hall is a good opportunity.

Lowell Barker advised that he visited the property last week and noticed that there are currently two (2) storage sheds on the property and inquired if those would be included as part of the purchase. Ms. Tutt advised the storage sheds are included. Mr. Barker stated he inquired and received maintenance and repair information pertaining to the fellowship hall and was present following a heavy rainfall and could confirm that the parking lot drains well. Mr. Barker stated the building is in excellent condition and he would vote in favor of the purchase.

Vice Chairman Forrester requested clarification if Chairman Bell is asking the Committee to state whether they are in favor of proceeding with the purchase of the property and fellowship hall or if they are in favor of proceeding with the necessary due diligence.

Chairman Bell stated that he believes the majority of the due diligence was completed by Staff when this Committee previously entered into an Agreement for Purchase and Sale for this property, so he is requesting that the Committee Members advise whether they are in favor of proceeding forward with the purchase. Ms. Tutt stated a condition that would have to be vetted is the timing of the purchase and the accessibility of the fellowship hall and property. Staff has not yet received direction to proceed so the purchase agreement has not been prepared, so there are some details that remain to be finalized, but the majority of the due diligence has been conducted. Ms. Tutt stated that written concurrence from Marion County that the property could be utilized for recreational facilities would also have to be obtained.

Don Deakin stated that he has taken the time to review all of the documents that were initially presented to the Committee as part of the due diligence for the purchase agreement, he has visited the church property and has addressed his questions with Staff, and concurs that the purchase of the property is a good opportunity to address the recreational activity wish list items for a reasonable price. Mr. Deakin stated that he is in favor of proceeding with the purchase.

John Wilcox stated that he has reviewed the offer presented by the Baptist Church and believes it is the best opportunity that the Committee has to provide the residents with additional recreational activities and is in favor proceeding with the purchase. Mr. Wilcox inquired if the church would allow the District to construct a pool on the property if a Purchase and Sale Agreement has been entered into. Ms. Tutt stated that The Villages of Lake-Sumter, Inc. (VLS) has committed that if the purchase of the property takes place they will construct a pool on this property. The timing for the construction of the pool would depend on VLS and would be included as part of the vetting process. Ms. Tutt stated the church is interested in maintaining the property for activities until their new facility is built; however, it would be Staff's recommendation that once the timing information from VLS is provided for construction of the pool, that the District take over ownership of that facility. Mr. Wilcox stated with the information provided by Ms. Tutt he would be in favor of proceeding with the purchase.

Vice Chairman Forrester stated that she is very much in favor of proceeding with the purchase of the Baptist Church property because it may be the District's last opportunity to obtain additional property north of CR 466 to address requests received for recreation activities. Vice Chairman

Forrester stated she would also be in favor of pursuing some additional property at Rio Grande to achieve the request for a separate lawn bowling court.

Chairman Bell stated that once Staff has completed the necessary vetting for the installation of fiber optics, ownership of the roadway, etc. the Committee can then take the necessary action to recommend approval of the purchase agreement. Additionally, the purchase of the property and fellowship hall is \$1.5 million but additional costs will increase the overall cost of the project depending on what activities, etc. are constructed at this location.

Mr. Deakin stated that he also reviewed the Rio Grande location and believes that there is available property that can be utilized for an additional lawn bowling court and should be considered. Mr. Deakin stated he reviewed an aerial of the Baptist Church property and believes that there is an additional 10 acres of property between the fellowship hall and the retention area that the District could inquire if the Baptist Church would be interested in selling.

A resident inquired if the property would be fenced off to make it part of The Villages, so that it is not open to the church and other surrounding properties. Ms. Tutt stated that the District or VLS have not installed fencing around other developed areas and would not anticipate that this area would be developed differently.

<b>On MOTION by Don Deakin, seconded by John Wilcox, with all in favor, the Committee approved proceeding with the purchase of 10 acres and the fellowship hall from The First Baptist Church at The Villages.</b>
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**NINTH ORDER OF BUSINESS:                      Ownership and Maintenance Responsibility of the Power Corridor Trail**

Ms. Tutt stated that the Committee had directed Staff to communicate with the Village Community Development District No. 4 (VCDD) Board to find out what the Board's position would be regarding taking over the ownership and maintenance of the Power Corridor Trail, should infrastructure improvements be made. The agenda item presented provides a historical overview of what has occurred with the Power Corridor Trail to date, and at this point, it is the Committee's decision whether it wants to direct legal counsel to take the action to prepare the documents necessary. This process would

include a number of phases, such as securing portions of properties from VLS and working with Kimley-Horn & Associates (KHA) to complete the necessary survey and prepare the bid documents.

Mr. Wilcox requested confirmation that the motion will address the preliminary work and obtain a cost estimate to complete the reconstruction of the trail so that the Committee can then decide how to move forward.

Chairman Bell stated the prior cost estimate received to complete the reconstruction was \$1,500,000.

Vice Chairman Forrester stated that prior to voting to proceed with the project the PWAC meetings she would like to know the actual cost of the project and the timeframe for completion, especially because the Committee just approved moving forward with another large project. Vice Chairman Forester requested confirmation that this action is not stating that the Committee will move forward with the reconstruction project. Ms. Tutt stated that there was a commitment from the Committee that the trail would be reconstructed at some time in the future. The work that would be conducted will put all the necessary legalities in place and the Committee can then decide whether or not to move forward.

Chairman Bell stated he believes the Committee's intent is to proceed with the reconstruction of the trail.

**On MOTION by Don Deakin, seconded by John Wilcox, with five Committee Members voting in favor and Gary Moyer abstaining, the Committee authorized Staff to work with legal counsel to take the necessary actions and prepare the documents required to transfer ownership and maintenance responsibilities of the Power Corridor Trail to the Village Community Development District No. 4, subject to retrofitting of the multi-modal path; work on securing additional land required for retrofitting the Power Corridor Trail from The Villages of Lake-Sumter, Inc. and work with Kimley-Horn and Associates to develop the necessary bid documents.**

**TENTH ORDER OF BUSINESS:            Old Business Status Update**

Ms. Tutt provided an update on the following old business items:

- Church of Christian Faith request: There are some technical questions that have arisen but the process is moving forward.

- Acceptance of ownership/maintenance responsibility for Oregon Avenue: The final title search and additional investigation has been completed and forwarded to the Homeowners Association (HOA).
- Decorative water features: Sam Wartinbee, District Property Management (DPM) Director, advised that currently the only water feature that is illuminated at night is Paradise Island, which is illuminated from shore.

Vice Chairman Forrester stated she lives very close to the Santiago fountain and does not believe that illumination at night is necessary.

Chairman Bell inquired if the Committee would want to proceed with a different spray that would look similar to fountains in the golf course ponds along CR 466. Mr. Wartinbee advised to change out the nozzle to a spray similar to the fountain that Freedom Pointe operates would be \$1,100 - \$1,200. Chairman Bell requested confirmation that if the Committee moved forward with changing the nozzle at El Santiago and the two (2) fountains on CR 466 the cost would be approximately \$5,000. Mr. Wartinbee stated that he did not request a cost estimate for the spray nozzles on CR 466. The motors for those fountains are bigger and the District would not want to restrict the flow at those locations because it would wear down the motor.

**On MOTION by John Wilcox, seconded by Ann Forrester, with all in favor, the Committee approved the expenditure of approximately \$1,200 to change the spray nozzle of the Santiago pond fountain.**

Chairman Bell requested that Staff obtain a cost estimate to change the spray nozzles of the fountains in the golf course ponds along CR 466.

Mr. Wilcox inquired if any further action for Wi-Fi is being addressed.

Chairman Bell stated that he does not believe any further action is necessary. The Wi-Fi at La Hacienda is working well and there have been no other concerns raised from other facilities about Wi-Fi access. Ms. Tutt confirmed that no other concerns had been raised.

#### **ELEVENTH 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 project is on schedule and Phase II is anticipated to begin in September 2017. During the planning process of the project, it was identified that certain landscape and irrigation improvements would encroach on three residential properties located at 1251, 1253, and 1255 Granada Court. Three encroachment agreements were included on the Consent Agenda for today's meeting for consideration by the Amenity Authority Committee (AAC).
- Saddlebrook Village Recreation Center: The Grand Opening of the facility took place on July 28, 2017. The project cost will be updated at a future meeting once all closeout documents have been received.

**TWELFTH ORDER OF BUSINESS: VCCDD Financial Statements**

The Village Center Community Development District (VCCDD) Budget to Actuals and Interest Allocation as of June 30, 2017 were provided as information.

**THIRTEENTH ORDER OF BUSINESS: RAD Fund: Capital Project Work Plan**

The Fiscal Year 2016/2017 Recreation Amenities Division (RAD) Fund Capital Project Work Plan for August 2017 was provided as information.

**FOURTEENTH ORDER OF BUSINESS: Staff Reports**

A. Reminder – Budget Workshop

Ms. Tutt stated that the AAC will hold a Budget Workshop on Wednesday, August 23, 2017 at 1:30 p.m. in the District Office Board Room.

**FIFTEENTH ORDER OF BUSINESS: District Counsel Reports**

There were no District Counsel Reports.

**SIXTEENTH ORDER OF BUSINESS: Committee Member Comments**

Mr. Barker stated that he continues to receive requests for additional petanque courts and wants to ensure this item remains on the wish list.



Mr. Deakin thanked Staff for the research and information provided to the Committee to assist in their consideration of the Baptist Church and Power Corridor Trail agenda items.

Mr. Deakin stated he inquired during the July 12, 2017 meeting if the Community Standards Department could provide what type of permanent hurricane shutters could be installed by residents.

Mr. Wilcox advised that he attended the Investment Advisory Committee (IAC) meeting on Tuesday, August 8, 2017 and stated that the overall earnings of the investable balances are doing well and are nearing the rate of inflation.

Mr. Deakin inquired if the IAC has been provided with an analysis on what the average rate of return has been.

Mr. Wilcox stated an analysis has been completed and can be provided to the Committee. Ms. Tutt stated that Staff will forward the information to the Committee.

Vice Chairman Forrester thanked the residents for attending the meeting.

#### **SIXTEENTH ORDER OF BUSINESS: Supervisor Comments**

Joan Testa, Rio Ranchero, requested that the audience be provided with all of the information that the Committee receives, to include enlarging the projected data or printing the Old Business Status Update and Capital Project Update. Ms. Tutt stated that the agenda package in its entirety is included on the [www.districtgov.org](http://www.districtgov.org) website one week prior to the meeting occurring and typically Governmental entities do not produce support documentation for audience members. Staff will attempt to address the size of the projected information.

Mr. Moyer stated that typically a press copy is provided at each meeting which provides any attendee the ability to review the agenda package.

#### **SEVENTEENTH ORDER OF BUSINESS: Adjourn**

The meeting was adjourned at 9:54 a.m.

**On MOTION by Don Deakin, seconded by John Wilcox, with all in favor, the Committee adjourned the meeting.**

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Janet Y. Tutt  
Secretary

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Carl Bell  
Chairman