

**MINUTES OF MEETING  
PROJECT WIDE ADVISORY COMMITTEE**

The Meeting of the Project Wide Advisory Committee was held on Monday, January 4, 2016 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	Committee Member (District 7)
Chuck Wildzunas	Committee Member (District 5)
Dennis Hayes	Committee Member, Alternate (District 8)
Steve Printz	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
Jennifer McQueary	District Clerk
Brittany Wilson	Assistant to District Manager

**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 9:00 a.m. and stated for the record that all Committee Members were present representing a quorum. A representative from District 10 was not in attendance.

B.      Pledge of Allegiance

Chairman Moeller led the Pledge of Allegiance and led the Committee and residents in a moment of silence to honor those who serve our Country and community.

C.      Jeff Pardue, Breedlove, Dennis & Associate re: Maintenance of Milfoil along the Live Oaks Park and Haciendas of Mission Hills Preserve Area

Janet Tutt, District Manager, stated the concerns about the plant material within this specific water body/preserve area began a few months ago and communications between residents have occurred; however, in an attempt to provide clarification to the residents' inquiries Staff requested that Mr. Pardue attend the meeting to provide an overview of the management plan for this area, which differs from other areas. Questions were received from the residents prior to this meeting and have been provided to Mr. Pardue and the Committee. Ms. Tutt cautioned the Committee Members, and stated for the residents' information, that concerns pertaining to residents' purchase of property, property values, etc. do not fall under the purview of this Committee and should not be items for discussion by a governmental body.

Mr. Pardue of Breedlove, Dennis & Associates provided an overview of Cherry Lake, which is a man-made lake and was a former peat mine. All former permits pertaining to the peat mine were consolidated under the Florida Department of Environmental Protection (FDEP) in 2000 and any mitigation and reclamation requirements must be monitored. Mr. Pardue advised that Breedlove, Dennis & Associates completes the necessary monitoring of Cherry Lake and makes recommendations to the District when necessary work is needed to meet the success criteria established by FDEP. A large portion of Cherry Lake and Lake Sumter is to be reclaimed as marsh, which includes shallow marsh, deep marsh and/or submerged vegetated areas. The majority of the open water area is located on the west side of Morse Boulevard and a small open area on the east side of Morse Boulevard. The mitigation requirements have recently been met and the District has received a letter from FDEP stating that Cherry Lake/Lake Sumter can be released from further monitoring.

Vice Chairman Ruggeri requested clarification if Cherry Lake is defined as a lake or a retention area. Mr. Pardue stated Cherry Lake is a man-made lake defined under Land Use Code 500, which is the code for a lake in the State of Florida, and is different than the Water Retention Areas (WRA's) that are part of the stormwater management system throughout The Villages.

Mark McCarty, Haciendas of Mission Hills, stated that he is representing residents from AVECILLA Drive who have concerns about what is to be expected by the residents as it pertains to the marsh and open water areas in Cherry Lake. Mr. McCarty advised that he has communicated with Staff and has received responses from Mr. Pardue that have provided a very helpful explanation. Mr. McCarty stated the residents who have purchased along AVECILLA Drive have expended a significant amount of money

for their property, and as the residents have seen the view of the lake change, there is an increased interest as to what they should expect in the future and if any additional discussions will be necessary to provide the residents with information. Mr. McCarty requested that the residents be provided the most recent requirements for the area which address the shoreline, open waters, submerged plant and emerging plants. Mr. Pardue stated the difference in the information previously provided is that approximately 80% of the area east of Morse Boulevard is designed to be either submerged aquatic vegetation, emerged marsh, shallow marsh or forced wetland, in addition to a series a tree clumps that were designed to be surrounded within the lake; that exhibit can be provided to the residents, as information. Mr. Pardue provided additional clarification and responded to additional inquiries.

Burt Salk, Haciendas of Mission Hills, stated he has inquired with Florida Wildlife Conservation (FWC) about the restocking of triploid carp in Cherry Lake and inquired if the grasses in Cherry Lake would be sufficient for additional carp to be added to Cherry Lake. Mr. Pardue stated the submerged aquatic vegetation would be a sufficient food source for triploid carp; however, the use of grass carp in this area could be counterproductive to the mitigation requirements and established success criteria.

Supervisor Printz thanked the residents for their professional presentation to the Committee and to Mr. Pardue for attending and responding to the residents' inquiries but inquired if an additional meeting should be scheduled to continue the dialogue with the residents of the expectations. Ms. Tutt stated Staff would suggest that additional information be provided in conjunction with future PWAC meetings.

Vice Chairman Ruggeri stated in District 7, residents came before the Board requesting a berm be constructed to mitigate noise issues along CR 466A but was advised by District Counsel that the Board should not expend District maintenance assessment funds because the expenditure would benefit specific residents, and inquired if the expenditure of funds to address the residents' concerns of Cherry Lake would be a similar expenditure. Ms. Tutt stated each time residents come before a Board with a request consideration needs to be made whether the maintenance of the particular areas falls within the purview of the Board/Committee. Because areas are maturing, concerns are brought forth by residents and the District Board must advise what the appropriate maintenance and operation is and address and responded to the inquiries. One of the District's priorities in 2016 will be to establish an informational

seminar to explain the differences between the types of Water Retention Areas (WRA's), preserve areas and permit requirements, etc.

Supervisor Wildzunas thanked Mr. McCarty for the organized and respectful presentation made to the Committee.

Chairman Moeller stated over the past few years the level of Lake Sumter has greatly fluctuated and inquired how the level of water affects the permitting process. Mr. Pardue stated he is aware that there has been substantial fluctuation of the water level of Cherry Lake and Lake Sumter, which has been counterproductive at times to the creation of the aquatic communities on the east side of Morse Boulevard, especially when too little rain has been received. Mr. Pardue advised that he has met with Trey Arnett of Arnett Environmental and District Staff and they have agreed that Cherry Lake and Lake Sumter would not be artificially lowered for irrigation or other purposes, below a critical level.

Chairman Moeller inquired if the level of Lake Sumter can be controlled. Sam Wartinbee, District Property Management (DPM) Director, advised water can be pumped out of Lake Sumter but cannot be pumped into Lake Sumter. When water is pumped from Lake Sumter it would be pumped into North Sumter County Utility Dependent District (NSCUDD) WRA's for irrigation or if a flood emergency occurs excess water can be diverted to Lake Miona.

Supervisor Printz requested that this item be included on the February 1, 2016 agenda. Ms. Tutt stated the discussion at the February meeting will depend on any additional requests or communications received from the residents. Supervisor Printz requested Staff consider whether Mr. Arnett should be in attendance at the next meeting to respond to inquiries.

Vice Chairman Ruggeri inquired if additional plantings are required as part of the permits, who would bear the cost for the additional plantings. Ms. Tutt stated the Sumter Landing Community Development District (SLCDD) Project Wide Fund would fund any necessary expenditure.

Supervisor Hayes stated it was indicated that the District is in complete compliance with the FDEP permit requirements and inquired if the District will now have maintenance costs associated with keeping the area in compliance. Mr. Pardue stated the majority of the area is covered by the FDEP Reclamation Permit which does not specifically require maintenance; however, if the District is not in compliance with the permit FDEP can take enforcement action against the District. There is approximately 10 acres on the east side of Morse Boulevard which is also covered by a Southwest

Florida Water Management District (SWFWMD) Permit and that permit does have ongoing maintenance requirements associated with it.

D. Audience Comments

No audience comments were received.

**SECOND ORDER OF BUSINESS:            Approval of the Minutes from the Meeting held on October 5, 2015**

Supervisor Wiley advised Staff of a necessary correction to Page 4 of the Minutes. Jennifer McQueary, District Clerk, advised that the correction would be made and the Minutes would be brought back to the Committee for approval at the next meeting.

**THIRD ORDER OF BUSINESS:            Recommended approval of the FY 14-15 carryforward requests to SLCDD**

Barbara Kays, Budget Director, advised at the end of each fiscal year, carryforward requests are submitted by Staff to request that budgeted funds not expended are carried from one fiscal year to the next fiscal year to address projects not completed or items that have been ordered but will not be paid for until the next fiscal year. Staff has attached a list of Fiscal Year 2014/2015 Carryforward Requests for the Project Wide Fund that will be included in the comprehensive carryforward resolution to amend the Fiscal Year 2015/2016 Budget to be approved by the SLCDD Board.

**On MOTION by Don Wiley, seconded by Dennis Hayes, with all in favor the Committee recommended the Project Wide Fund Fiscal Year 2014/2015 Carryforward Requests for approval to the Sumter Landing Community Development District Board.**

**FOURTH ORDER OF BUSINESS:            Line of Sight – Roundabouts**

Ms. Tutt advised that the line of sight at roundabouts has been a topic of discussion throughout the community and a number of the District Boards and residents have brought concerns forward. Staff has begun reviewing the challenges at the roundabouts, the value of not having clear sight roundabouts

to deter speeding in the roundabouts and the crash statistics which identify that less serious injury occurs because of reduced speed in the roundabouts. The sight distance associated with any intersection or roundabout falls under the direction and purview of the governmental entity that has purview of the roads, which would be Sumter County, and in District 4, Marion County. Ms. Tutt stated Staff has had several discussions with the Sumter County Engineer and a very thorough conversation with Bradley Arnold, Sumter County Administrator. Based on these discussions Staff will prepare new landscape design criteria for the median entries into the roundabouts which will be submitted to the Sumter County Engineer for review to ensure the sight distance is acceptable. In some roundabouts south of CR 466A the planting design was changed and residents are much more pleased with the sight lines. Staff will be utilizing these planting designs as guidelines for the recommendations to be submitted to Sumter County for review and approval.

Supervisor Hayes requested confirmation that although Sumter County must approve the planting design the cost to remove the existing plant material and replant will fall under the Project Wide Fund. Ms. Tutt confirmed the expenditure for the replanting would fall under the Project Wide Fund.

Chairman Moeller inquired if there are any State or Federal standards that must be followed. Ms. Tutt stated the District's Traffic Engineer has confirmed that there are no existing standards; however, the Sumter County Engineer must approve the new distance sight lines. Chairman Moeller suggested that communication be made to the residents that a review of the sight lines at the roundabout is underway but ensure that vehicle operators are reminded to continue utilizing caution entering and travelling in the roundabouts and that a clear sight line throughout and across the roundabout will not occur. Ms. Tutt stated many of the roundabouts have utility pump houses located in them that could not be removed.

Supervisor Hayes requested confirmation that only plant material would be addressed and no village signage would be considered. Ms. Tutt confirmed Supervisor Hayes' comment.

Lee Gilpin, Village of Liberty Park, stated he brought the concern of sight line at roundabouts for drivers of smaller vehicles to the District 5 Board, which was then brought to this Committee, and is concerned that this issue could become contentious which could delay the improvements requested. Mr. Gilpin stated he presented a proposal of plant materials that could be utilized as part of a trial in one or

two (2) roundabouts in District 5, specifically the roundabout located near Lake Miona Recreation Center. Mr. Gilpin stated the visibility across the roundabout is not the issue he and others are concerned about, but it is the approach to the roundabouts that is a concern.

Ms. Tutt stated this issue was not brought to the Committee as a result of Mr. Gilpin's specific request to the District 5 Board. This issue was brought to the Committee because Staff has recognized that there are challenges at the roundabouts and communication was subsequently made with the Sumter County Engineer and Administrator, who agreed that the sight distance utilized in the roundabouts south of CR 466A has been effective. Ms. Tutt stated the planting recommendations that Staff is identifying will address the sight distance concerns residents have at the medians entering and exiting the roundabouts.

**FIFTH ORDER OF BUSINESS:                   Morse Boulevard – Intersection at Moyer Loop/Sarasota Driving Range**

Ms. Tutt advised that the request for the Traffic Engineer to review the tunnel intersection at Moyer Loop and the Sarasota Driving Range originated from requests from residents. Kimley-Horn & Associates (KHA) has completed a review of the intersection and, at this time, is not recommending that a three-way stop be installed. However, the recommendation provides that because the traffic volumes are anticipated to increase as a result of additional residences and commercial uses, that the location be monitored periodically to identify if a change would be warranted in the future. Ms. Tutt stated that Staff will request the Engineer complete a review in the late 2016, early 2017.

Vice Chairman Ruggeri inquired why the District does not proceed with the installation of the three-way stop at this time to address the request made by the residents.

Supervisor Printz stated it is important that the District follow the recommendations of their Traffic Engineers. At the request of the residents, the District had a review completed but at this time the warrants for the three-way stop have not been met.

Vice Chairman Ruggeri stated he believes if the installation of a three-way stop will help the situation at this location then the signs should be installed.

Supervisor Printz stated at this time the District is unsure of what the situation is and attempting to anticipate the needs by installing traffic control devices may not effectively address the perceived issues.

Chairman Moeller stated he visited the intersection and interviewed some residents at the location. It appears that the concerns are a result of a lack of line of sight from the stop sign when attempting to view golf carts coming out of the tunnel. Chairman Moeller stated that he concurs with the recommendation provided by KHA to continue to monitor the location.

Ms. Tutt stated the Sumter County Administrator and Engineer have set an excellent precedent of how to address issues and concerns that are brought before the Board of County Commissioners by residents, which is to wait until a project or development is completed, unless there is an immediate health, welfare or safety issue.

Supervisor Wiley inquired if there will be any other crossing across CR 466A for the residents who reside in District 11. Ms. Tutt stated that there are no additional crossings planned.

**SIXTH ORDER OF BUSINESS:                    Engineer IPO re:    Morse Bridge Embankment Improvements**

Ms. Tutt advised the Committee that shortly before today's meeting Staff received the Individual Project Order (IPO) submitted by KHA; however, Staff has not yet had the opportunity to conduct a complete review of the IPO. As anticipated, the engineering costs associated with the project are substantial at \$72,450; \$30,000 of which is designated for necessary sub-consultants. Ms. Tutt stated Staff is requesting that the Committee not take action on the IPO at this time and provide Staff an opportunity to complete a review of the information submitted.

Chairman Moeller requested clarification of the deliverables of the IPO. Sam Wartinbee, District Property Management (DPM) Director, stated the IPO provides that once all of the analysis is completed that two (2) alternatives and the associated costs will be provided to address the erosion control. Chairman Moeller stated he would like the Engineers to provide a time line of the overall project to address the remediation. Mr. Wartinbee stated once an alternative is agreed upon, the engineering and design of the scope of services for a Request for Proposal (RFP) would be completed. Ms. Tutt stated the design of the scope of services for the RFP would involve an additional IPO. Staff



responded to additional inquiries and the Committee requested Staff complete the necessary review and bring the IPO back for consideration at the February 1, 2016 meeting.

**SEVENTH ORDER OF BUSINESS:      Discuss process and time frame to address commonality on multi-modal paths for speed control devices and signage**

Chairman Moeller stated while the markings and striping of the medians on the multi-modal paths are going to be addressed through the bid and there are other issues on the multi-modal paths; such as signage, speed control devices, etc. that engineering recommendations should be obtained for so that consideration can be given to those items. Chairman Moeller stated that consideration will need to be given as to how to include the Districts north of CR 466 in these discussions, in an attempt to obtain consistency north and south, which was achieved by the Multi-Modal Path Discussion Group (MMPDG).

Supervisor Wildzunas stated he believes that the necessary steps must be taken to ensure that vehicles are not able to enter the multi-modal paths, which is one of the reasons why center striping was considered to be a concern, because it gave the paths the appearance of a roadway.

Chairman Moeller concurred and stated the commonality of signage at path entries to provide clear designation to motor vehicle operators is an important issue to address and would provide a direct benefit to all residents. Ms. Tutt advised the median marking/striping bid is due on January 6, 2015 and the recommendation to this Committee will be made at the February 1, 2016 meeting and placed on the Sumter Landing Community Development District (SLCDD) agenda on February 18, 2016 but would not suggest postponing proceeding with the installation of the markings and striping to hold additional discussions for signage, etc. Staff is requesting direction as to how to proceed.

Supervisor Hayes stated his objective for discussing this item at today's meeting was to identify a timeframe to address these additional items. It would be beneficial for each Member to consider how to best achieve consistency for these additional items throughout The Villages and include this item on the February 1, 2016 agenda.

Chairman Moeller stated there was a general agreement among the MMPDG at the last meeting that as additional common items were identified that the group would reconvene and discuss those items.

Ms. Tutt stated if the Committee decided a joint meeting was the most appropriate manner in which to proceed, than an invitation could be extended to Districts 1-4 and the Amenity Authority Committee (AAC) to participate. The Committee concurred and requested this item be included on the February 1, 2016 agenda.

**EIGHTH ORDER OF BUSINESS:           Staff Reports**

A.     Bid re: Multi Modal Path Markings due January 6, 2016

This item was previously addressed.

B.     Asset Values of Infrastructure

The asset values of the infrastructure have been compiled by the Finance Department and Staff is now preparing the report to be provided to the Committee at the February 1, 2016 meeting.

Additional Item: Ms. Tutt advised that she received an inquiry from Chairman Moeller pertaining to concerns some residents have raised about an odor coming from the construction and debris landfill located south of the Colony Professional Plaza and although this is not a District related issue, Staff was advised that The Villages has communicated the concerns with the private property owner.

Supervisor Printz stated he has received comments from residents who have been proactively working with the landfill owner and has been advised that the odor has been noticeably less.

C.     Tunnel Maintenance Schedule

Mr. Wartinbee advised that the landscape contractor is required to blow the tunnels out one time per week; once per month the storm water inlets at the ends of the tunnels are checked and any debris accumulation is removed; depending on the tunnel, pressure washing of the decorative railing and the entry of the tunnels are done once or twice a year, and if discoloration is identified at the base of the ramp it is addressed as needed. Pressure washing of the interior of the tunnel is currently completed once per year; however, with the addition of the lighting in the tunnels it has created additional maintenance needs and Staff is anticipating budgeting the cleaning of the interior of the tunnels

quarterly. Mr. Wartinbee advised that all tunnels located in Sumter County are inspected by an engineer every two (2) years and any deficiencies are addressed once the report is received and repairs are completed as needed.

Supervisor Hayes stated he requested this item be included on the agenda as a result of a District 8 Supervisors bringing this item up during prior District 8 meetings.

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

Vice Chairman Ruggeri requested consideration be given to installing signage at the emergency exits in the villa units, advising residents that they are not allowed to block the emergency exits. Vice Chairman Ruggeri stated neither Community Watch nor the Sumter County Sheriff's Office (SCSO) is addressing the issue currently. Ms. Tutt stated parking issues within the villa units fall under the purview of the numbered Districts but advised that she would communicate with Chief Cain to identify if this is a health, welfare and safety related issue.

**TENTH ORDER OF BUSINESS:                      Adjourn**

The meeting was adjourned at 10:51 a.m.

**On MOTION by Dennis Hayes, seconded by Don Wiley, with all in favor, the Committee adjourned the meeting.**

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Janet Y. Tutt  
Secretary

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Peter Moeller  
Chairman