

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 1**

The Meeting of the Board of Supervisors of the Village Community Development District No. 1 was held on Friday, January 10, 2014 at 8:00 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

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| Bill Mapel | Chairman |
| Ellen Cora | Vice Chairman |
| Kathy Porter | Supervisor |
| Paul Sykes | Supervisor |
| Clyde Long | Supervisor |

Staff Present:

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| Janet Tutt | District Manager |
| Diane Tucker | Administrative Operations Manager |
| Valerie Fuchs | District Counsel |
| Sam Wartinbee | District Property Management Director |
| David Miles | Finance Director |
| Barbara Kays | Budget Director |
| Jennifer McQueary | District Clerk |

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Mapel called the meeting to order at 8:00 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. Welcome Meeting Attendees

The Board welcomed all those residents in attendance at a Village Community Development District (VCDD) No. 1 Board Meeting for the first time.

D. Audience Comments

Bill Jenness, District 1 Architectural Review Committee (ARC) Representative, reviewed the number of applications the ARC has reviewed and addressed over the past year and thanked Staff for their contributions and assistance provided to the ARC.

Sam Wartinbee, District Property Management (DPM) Director, introduced Cory Birch, the new District Property Management (DPM) Supervisor for District 1 and advised tree trimming, moss removal and routine maintenance is occurring.

SECOND ORDER OF BUSINESS: Approval of the Minutes for the Board Meeting held on December 13, 2013

On MOTION by Clyde Long, seconded by Kathy Porter, with all in favor, the Board approved the Minutes from the Board Meeting held on December 13, 2013.

THIRD ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance Update

This item was previously addressed.

CONSENT AGENDA:

Chairman Mapel advised the Board a motion to approve the Consent Agenda is a motion to approve all recommended items. All matters on the Consent Agenda are considered routine and no discussion shall occur unless desired by a Board Member or a member of the Public.

On MOTION by Ellen Cora, seconded by Paul Sykes, with all in favor, the Board approved the following items on the Consent Agenda:
FOURTH ORDER OF BUSINESS: Authorization to Staff to publicize the District's intent to amend and restate Chapter II of its Rule to Bring About Deed Compliance and authorized the advertisement of Public Hearing to adopt the

amended and restated Chapter II of its Rule to Bring About Deed Compliance.
FIFTH ORDER OF BUSINESS: Adoption of Resolution 14-03 adding the name of the Deputy Finance Director, Sarah C. Koser, to the Village Community Development District No. 1 Citizens First Bank account, updating the list of signatories for The Village Community Development District No. 1 account to include: William F. Mapel, Ellen C. Cora, Janet Y. Tutt, Diane B. Tucker, John B. Rohan, David R. Miles, and Sarah C. Koser.
SIXTH ORDER OF BUSINESS: Adoption of Resolution 14-04 to amend the Fiscal Year 2013-14 District #1 Budget to carryforward \$94,000 for the Morse Boulevard Irrigation and Morse Boulevard/Rio Grande Zoysia sprigging projects.

SEVENTH ORDER OF BUSINESS: Budget Calendar for Fiscal Year 2014/2015

Barbara Kays, Budget Director, presented the proposed budget calendar for the Fiscal Year 2014/2015 budget process and stated typically the process is begun with a Preliminary Budget Workshop which is held to review the budget process, for Staff to review any major upcoming projects or any proposed increase to the maintenance assessment. At this time Staff does not have any major items to discuss with the Board and is not recommending an increase to the maintenance assessments. Staff is requesting the Board consider whether it would prefer to hold a budget discussion at the end of the Board's regular March meeting; hold a separate Preliminary Budget Workshop on March 19, 2014 or to not hold a Preliminary Budget Workshop and wait until the line item review which will be completed at the May 14, 2014 Budget Workshop.

Supervisor Porter inquired what would typically be addressed during the March Budget Workshop. Ms. Kays stated this workshop would be utilized by the Board to provide direction to Staff if it wanted to include an increase to the District's maintenance assessment level. Staff is not recommending an increase at this time.

Janet Tutt, District Manager, advised specific items the Board would like addressed in the upcoming budget can be reviewed during the regular scheduled Board meeting.

Vice Chairman Cora suggested a budget discussion be held during the March 14, 2014 Board Meeting.

Ms. Kays advised a Budget Workshop is scheduled for May 14, 2014 to complete a line item review of the Proposed Budget. The Proposed Budget will be approved during the June 13, 2014

regular Board Meeting and the Public Hearing to adopt the Final Budget will be held during the Board's September 12, 2014 meeting. All Budget Workshops will be held at the regular meeting time of 8:00 a.m. in the District Conference Room located at 984 Old Mill Run in Lake Sumter Landing.

On MOTION by Kathy Porter, seconded by Ellen Cora, with all in favor, the Board directed Staff not to hold a Preliminary Budget Workshop in March but include a discussion item on the March 14, 2014 agenda, hold a Budget Workshop on May 14, 2014, the approval of the Proposed Budget will occur at the June 13, 2014 regular meeting and the Public Hearing to adopt the Final budget will be held at the September 12, 2014 regular meeting.

EIGHTH ORDER OF BUSINESS: Striping on the Multi-Modal Paths

Ms. Tutt stated at the December 11, 2013 meeting the Amenity Authority Committee (AAC) had discussed the potential of adding striping along the center line of the multi-modal paths north of CR 466 funded through the amenity fees and requested Staff bring the item to the numbered District Boards for discussion. Following the AAC meeting the Engineers expressed some comments about the striping and those comments have been provided.

Chairman Mapel stated he is not in favor of striping the paths because of the additional costs that would be incurred to maintain the striping.

Vice Chairman Cora stated she is in favor of striping which can assist residents traversing the path in the dark and in rainy conditions.

Valerie Fuchs, District Counsel, stated the intended purpose of the paths is for multi-modal use and to encourage foot traffic, which the multi-modal paths are legally obligated to do. In reference to the statement made by the Engineers that "providing a centerline stripe on the multi-modal path will take away from the intended multi-modal nature and place emphases on vehicular (golf cart) use" is that if a center line was installed on the paths it could give the appearance to the walkers, rider and runners that the area is a roadway as opposed to a multi-modal path.

Supervisor Porter stated she would be in favor of striping or reflectors in certain areas where lighting is an issue but not along all paths. Supervisor Sykes concurred.

Supervisor Long stated if the striping will improve safety the funds expended are well worth it.

The Board provided direction to Staff to proceed with the Engineer's recommendation which would be to "address localized geometric issues with a specific solution for that issues on an as-needed basis (such as pavement reflectors, warning signs and striping as appropriate) and not to start a Villages-wide centerline striping program for the multi-modal paths".

NINTH ORDER OF BUSINESS: Old Business Status Update

There were no items on Old Business to be addressed.

TENTH ORDER OF BUSINESS: Budget to Actual Statements as of December 31, 2013

Ms. Tutt advised the Budget to Actual Statement as of December 31, 2013 have been provided to the Board as information. No discussion occurred.

ELEVENTH ORDER OF BUSINESS: Staff Reports

A. Amenity Authority Committee Update

Carl Bell, District 1 Amenity Authority Committee (AAC) Representative, provided the Board with an update of the following items addressed during the January 8, 2014 meeting:

- The gate connectivity installation is underway.
- The Committee did not take action on the El Santiago Architectural Scope of Services, but directed Staff to proceed with preparing a Scope of Services to issue a Request for Proposal (RFP) to have a vendor operate a restaurant in the existing El Santiago building.
- The Chula Vista and Tierra Del Sol Recreation Center projects are moving forward.

Ms. Tutt advised the Governance Improvement Committee meeting is scheduled for Thursday, February 6, 2014 at 1:30 p.m. at SeaBreeze Recreation Center.

Ms. Tutt advised beginning with the March 14, 2014 meeting all Village Community Development District No. 1 Board Meetings will be held at the Savannah Center in the Ashley Wilkes Room.

Ms. Tutt presented the residents who completed the District's Resident Academy with a certificate and thanked them for taking the opportunity to learn more about the District's local government.

TWELFTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

THIRTEENTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments.

Diane Tucker, Administrative Operations Manager, thanked Mr. Jenness, District 1 ARC representative, and the ARC for their hard work and time served on the Committee.

FOURTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 8:55 a.m.

On MOTION by Kathy Porter, seconded by Ellen Cora, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Bill Mapel
Chairman