

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 2**

The Meeting of the Board of Supervisors of the Village Community Development District No. 2 was held on Friday, January 10, 2014 at 9:30 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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| Robert Gilmartin | Chairman |
| John Blum | Vice Chairman |
| Bart Zoellner | Supervisor |
| Nick Jones | Supervisor |
| Bob Houston | Supervisor |

Staff Present:

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

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Gilmartin called the meeting to order at 9:30 a.m. and stated for the record that all Supervisors were present.

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. 2 meeting.

D. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: Approval of the Minutes of the Board Meeting held on November 8, 2013 and the Joint Workshop held on September 27, 2013

On MOTION by Nick Jones, seconded by Bart Zoellner, with all in favor, the Board approved the Minutes from the November 8, 2013 meeting and the Joint Workshop held on September 27, 2013.

THIRD ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance Update

Sam Wartinbee, District Property Management (DPM) Director, introduced Cory Birch as the DPM Supervisor for District 2.

Supervisor Zoellner requested clarification if the trimming of the trees along Buena Vista and El Camino Real had been completed as provided for in the District's contract. Mr. Wartinbee advised DPM will review the trimming.

CONSENT AGENDA:

Chairman Gilmartin advised the Board 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 will occur unless desired by a Board Member or a member of the Public.

Vice Chairman Blum thanked Supervisor Jones for requesting Staff provide additional information to the Board regarding the Fourth Order of Business.

On MOTION by John Blum, seconded by Bart Zoellner, with all in favor, the Board approved the following items on the Consent Agenda:
FOURTH ORDER OF BUSINESS: Authorized 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. 2 Citizens First Bank account, updating the list of signatories for The Village Community Development District No. 2 account to include: Robert P. Gilmartin, John A. Blum, 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 #2 Budget to carryforward in the General Fund and \$139,525 in the 1996 Capital Projects Fund.

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 increase. 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 Zoellner inquired of the anticipated length of a preliminary budget workshop if the Board chose to hold one. Ms. Kays stated at this point, the workshop would not be lengthy as there are currently no major items to address. Supervisor Zoellner stated based on the information provided by Staff the Board should consider holding a budget discussion at the end of the March regular meeting.

Supervisor Jones stated he would prefer for the Board to hold a preliminary budget workshop so that any items that might arise can be addressed without having to be concerned about addressing regular business items.

On MOTION by Nick Jones, seconded by John Blum, with all in favor, the Board approved holding a Preliminary Budget Workshop on March 19, 2014, a Budget Workshop on May 14, 2014, approval of the Proposed Budget at the June 13, 2014 regular meeting and to hold a Public Hearing to adopt the Final budget at the September 12, 2014 regular meeting.

EIGHTH ORDER OF BUSINESS: Striping of 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 Gilmartin stated he is not in favor of the striping on the multi-modal paths due to the increased expenditures.

Don Simpson, 1225 Carvello Drive, expressed concern about the application process of the striping and stated it can be difficult to navigate the paths at night.

Vice Chairman Blum inquired if there is a projected cost for the project. Mr. Wartinbee advised the cost to stripe the paths would be minimal.

Supervisor Houston stated the installation of the striping will not change the behavior of the golf cart operators on the path.

Supervisor Jones stated the striping will not provide the safety the residents would like to see.

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. The Engineers Report states 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” and 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.

The Board provided direction to Staff to proceed with the Engineer’s recommendation 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”.

Mr. Wartinbee advised there is a portion of multi-modal path at El Camino Real and Buena Vista Boulevard which falls under the purview of District 3 which has been identified as requiring additional striping and/or reflectors. The Board requested DPM address the issue with the District 3 Board.

NINTH ORDER OF BUSINESS: Old Business Status Update

- Revision of Standard for “Campers, Winnebago’s and other RV’s”

Diane Tucker, Administrative Operations Manager, advised the Board requested the section of the Standards be revised to remove the wording “plugged in or” from the section which was accomplished and provided for the Board’s review.

Supervisor Houston requested clarification as to whether parking is allowed on the street in front of homes. Ms. Tucker advised the deed restrictions for the specific area would have to be reviewed.

TENTH ORDER OF BUSINESS: Appeal of ARC decision of Alteration/Modification Application #50542

A. Staff Overview and Recommendation

Ms. Tucker advised on November 7, 2013 Alteration/Modification Application #50542 was submitted by Dennis LaFrance, 2101 Margarita Drive, requesting approval of a concrete drive addition. On November 7, 2013, the application was reviewed by the Architectural Review Committee (ARC) and denied on the basis the change would not be harmonious with the neighborhood. On November 27, 2013, the application was re-submitted to the ARC with an adjustment made to decrease the amount of concrete of the driveway; however, after review the ARC they upheld their decision to deny based on the deed restrictions and Rule. Ms. Tucker advised the District’s adopted Rule states: “No driveways, walkways or access shall be located on or permitted on Rio Grand Avenue or Morse Boulevard.” On December 3, 2013, Mr. LaFrance submitted a letter requesting an appeal and on December 18, 2013, on behalf of Mr. LaFrance, Staff re-submitted the application to the ARC and advised the Committee that the driveway modification was not a violation of the District’s adopted Rule. Ms. Tucker stated the ARC denied the application based on its previous decision that it would not be harmonious with the

neighborhood. Staff has included a copy of the letter of appeal, the ARC application, a copy of the Matrix and photographs.

Ms. Fuchs provided an overview of the appeal process as information and stated the owner has a right to appeal if evidence is provided to show or establish the ARC incorrectly applied the District's adopted Rule, ARC manual or adopted Standards.

B. Open Public Hearing

Chairman Gilmartin opened the Public Hearing at 10:06 a.m. to receive public comment.

Dennis LaFrance, 2101 Margarita Drive, advised the request to expand the concrete driveway was submitted to assist with eliminating vehicles from parking on the roadway and stated there are many other driveways in the neighborhood that have been expanded for this same reason. Ms. Fuchs advised the ARC reviews the applications on a case by case basis and a decision is made based on a majority vote. Ms. Fuchs stated there is nothing to prevent the homeowner from re-addressing the ARC with the information provided in an attempt to establish that the expansion of the driveway would be harmonious with the neighborhood.

Supervisor Zoellner requested clarification of the process, which Ms. Fuchs provided.

Linda LaFrance, 2101 Margarita Drive, voiced her frustration that the original denial received was because the expansion was not considered harmonious with the neighborhood and the second denial was based on the deed restrictions which was incorrect.

Supervisor Houston requested clarification if the driveway expansions in the neighborhood had received ARC approval. Ms. Fuchs advised all ARC approvals are public record and can be reviewed.

Mr. Simpson, District 2 ARC representative, advised the original denial was based on the adopted Matrix which provides that yards and lawns must be either seeded, sodded or have Florida friendly landscaping, which concrete is not. The application was adjusted and re-submitted. Mr. Simpson requested clarification if the Board could override the ARC's decision. Ms. Fuchs advised the Board's role is only to determine if the ARC rules were applied incorrectly.

Supervisor Jones recommended Staff inform the ARC that the District 2 Board is not in agreement with the decision made on the case.

Supervisor Houston stated he does not believe the Board should make any comments to the ARC to influence their decision.

Mr. Simpson stated he would address the ARC when this application comes back before the Committee in the future and express the feelings of the District 2 Board. Ms. Fuchs advised Mr. Simpson has the right to address the ARC on this matter.

C. Close Public Hearing

Hearing no other public input, the Chairman closed the Public Hearing at 10:38 a.m.

D. Board Determination

On MOTION by Nick Jones, seconded by Bart Zoellner, with all in favor, the Board upheld the Architectural Review Committee denial of Modification/Alteration Application #50542.

ELEVENTH ORDER OF BUSINESS: Financial Statements as of December 31, 2013

The item was provided as information to the Board.

TWELFTH ORDER OF BUSINESS: Staff Reports

A. Amenity Authority Committee Update

Ann Forrester, District 2 Amenity Authority Committee (AAC) representative, provided the following update from January 8, 2014 meeting:

- The Committee did not take action on the El Santiago Architectural Scope of Services, but did direct 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.

Ms. Forrester advised if the Committee proceeds with a restaurant, the existing recreation center will also be renovated.

Supervisor Zoellner inquired what the timeframe for the RFP process would be. Ms. Tucker advised Staff advised the AAC it would take approximately two (2) months to draft the Scope of Services for the RFP. Once a draft is prepared, it will be brought before the Committee to receive input.

Supervisor Zoellner requested clarification on the gate connectivity project. Mr. Wartinbee provided an overview of the installation of fiber optics and advised cameras will be installed at the gates as the installation is completed.

Chairman Gilmartin advised the Governance improvement Committee meeting is scheduled for Thursday, February 6, 2014 at 1:30 p.m. at SeaBreeze Recreation Center.

Vice Chairman Blum advised the Investment Authority Committee (IAC) will hold its quarterly meeting on Thursday, January 30, 2014 at 9:00 a.m. in the District Office Board Room.

Ms. Tucker advised beginning with the meeting on March 14, 2014 all Village Community Development District No. 2 Board Meetings will be held at the Savannah Center in the Ashley Wilkes Room.

Ms. Kays advised the Board's budget workshops will be held at the District Conference Room at the new offices at Lake Sumter Landing.

THIRTEENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Repots.

FOURTEENTH ORDER OF BUSINESS: Supervisor Comments

Supervisor Jones requested an update regarding the family the District adopted during the holiday season, which Ms. Tucker provided.

Chairman Gilmartin expressed concern about dog waste being left in lawns and inquired if signs could be allowed to deter residents from allowing their pets on others' lawns. Ms. Tucker advised Community Standards receives calls weekly about this issue. Ms. Fuchs reviewed the sign restrictions with the Board as information.

FIFTEENTH ORDER OF BUSINESS: Adjourn

Chairman Gilmartin adjourned the meeting at 10:56 a.m.

Janet Y. Tutt
Secretary

Bob Gilmartin
Chairman