

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 6**

The Meeting of the Board of Supervisors of the Village Community Development District No. 6 was held on Friday, January 17, 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:

Sally Moss	Chairman
Peter Moeller	Vice Chairman
Russ D’Emidio	Supervisor
John Calandro	Supervisor
Joyce Edmonds	Supervisor

Staff Present:

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
Brittany Wilson	Assistant to District Manager
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Moss called the meeting to order at 9:30 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 the audience in attendance.

D. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: Approval of the Minutes from the Board Meetings held on November 14, 2013, the State of the District Meeting held on October 7, 2013 and the Joint Workshop held on September 27, 2013

<p>On MOTION by Russ D’Emidio, seconded by John Calandro, with all in favor, the Board approved the Minutes from the Board Meetings held on November 14, 2013, the State of the District Meeting held on October 7, 2013 and the Joint Workshop held on September 27, 2013.</p>
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THIRD ORDER OF BUSINESS: District Property Management Reports

Sam Wartinbee, District Property Management (DPM) Director, provided an update on the following items:

- Final review of the materials needed for the plant replacement project is being completed. Once the weather warms the plant replacement will begin.
- Preparation for painting of exterior villa walls will begin in the next 30 days for the following villa units: Elizabeth, Richmond, Stillwater and Virginia Vine.
- Routine maintenance is ongoing.

Vice Chairman Moeller stated he has received statements from residents who walk from the Village of Caroline to Lake Sumter Landing that there are no sidewalks or crosswalks to provide the ability to cross Morse Boulevard, without having to walk along the multi-modal path and have requested a gap in the existing fence be placed so residents did not have to walk around the fence to access the shopping area. Mr. Wartinbee stated the multi-modal paths and tunnels are for pedestrians, bicyclists, golf carts, etc. Staff has addressed the possibility of an on-grade pedestrian crossing with Sumter County Administration and the Sumter County Sheriff’s Office (SCSO) but due to the speed on Morse Boulevard all parties were adamantly against this. Mr. Wartinbee stated if the District were to place a

gap in a specific fence, additional requests would be received for the many other fences throughout The Villages.

B. Oak Bend Villa Roads

Mr. Wartinbee advised DPM Staff inspected the Oak Bend Villa roads and have found the roads to be in exceptional condition with no structural issues. Aesthetically, the asphalt has faded; however, this Board has provided the direction that maintenance of the villa roads is to be completed to ensure the structural integrity of the roads. The current Capital Improvement Plan (CIP) includes the completion of crack and seal in Fiscal Year 2014/2015 and micro resurfacing in Fiscal Year 2015/2016; however, following the inspection, Staff would suggest postponing the crack and seal for an additional year.

Supervisor Edmonds stated she reviewed the roadways, on a rainy day, with individuals who have backgrounds in Civil and Structural Engineering and both individuals saw no structural issues with the roads and found the drainage to be functioning appropriately.

Supervisor D'Emidio stated he wants to ensure the District's policy is being applied consistently and inquired if DPM is aware what the Pavement Condition Index (PCI) is for Oak Bend Villas. Mr. Wartinbee stated Transmap provided a PCI; however, due to inconsistencies in the information provided by Transmap, District Staff is completing visual inspections and would estimate the roads at a PCI of 80 or above. Mr. Wartinbee stated prior to him assuming management responsibilities south of CR 466, a large amount of villa road work was completed to address aesthetic concerns which was not necessary related to structure.

Supervisor Calandro stated he completed two (2) separate reviews, one on a bicycle and one in a vehicle, and found no structural issues. While the roads may not be as aesthetically pleasing as some, if you travel through other villa units the same age, the roadways are similar. Supervisor Calandro stated he does not believe the District should deviate from the adopted CIP.

Vice Chairman Moeller stated he reviewed the roadways and spoke to some residents within the Oak Bend Villas who did not believe any road work is necessary. There was no alligator cracking or any indication that work was necessary to address structural issues.

Chairman Moss stated she reviewed the roads and noticed some rust stains and some discoloration along the middle of the roadway where the water drains, which is not preventable, but could not find a reason to complete any maintenance this fiscal year.

Supervisor D'Emidio stated he identified some issues at the aprons of the driveways, but the actual roadways did not seem to require any maintenance.

Mr. Wartinbee advised the villa roads will be reviewed annually as part of the budget process. Staff continues to review new products and has recently reviewed a rejuvenator product that also provides a black pigmentation to the roads.

At this time Chairman Moss requested a spokesperson for the residents of Oak Bend Villas to address the Board.

Moe McAnney, Oak Bend Villas, stated the residents in attendance from Oak Bend Villas are disappointed with the Supervisors' comments and stated there are existing potholes and gravelling is occurring in the roads. Because Oak Bend Villas is a villa unit "off the beaten track" the residents believe the roads have been forgotten.

Chairman Moss assured the residents that each Supervisor has reviewed the Oak Bend villa roads and the Board has adopted the District's CIP to ensure the necessary maintenance is completed for all of the villa roadways within District 6, when needed. After review of the villa roads the Board has confirmed it will proceed with the maintenance set forth in the approved CIP.

CONSENT AGENDA:

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

Supervisor D'Emidio requested the Fourth Order of Business be pulled from the Consent Agenda for discussion.

FOURTH ORDER OF BUSINESS: Adoption of Resolution 14-03 adding Sarah Koser, Deputy Finance Direct, to the District's Citizens First Bank account

On MOTION by Peter Moeller, seconded by John Calandro, with all in favor, the Board adopted Resolution 14-03 adding Sarah Koser, Deputy Finance Director to the District's Citizens First Bank account updating the list of signatories to include: Sally Moss, Peter A. Moeller, Janet Y. Tutt, Diane B. Tucker, John B. Rohan, David R. Miles and Sarah C. Koser

FIFTH ORDER OF BUSINESS: Authorization to advertise for the amendment and restatement for Chapter II of the District's Rule

Supervisor D'Emidio requested confirmation that the amendment to the Rule will include the revisions necessary to begin the implementation of the house re-painting approval process. Diane Tucker, Administrative Operations Manager, advised the amendment will include the house re-painting process, will address driveways, right-of-ways, easements, etc. Staff is requesting the Board approve the advertisement process which is required by State Statute.

On MOTION by Russ D'Emidio, seconded by John Calandro, with all in favor, the Board authorized Staff to publicize the District's intent to amend and restate Chapter II of its Rule to Bring About Deed Compliance.

SIXTH 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 17, 2014 or to not hold a Preliminary Budget Workshop and wait until the line item review which will be completed at the May 19, 2014 Budget Workshop. Ms. Kays advised the District Boards who have decided not to hold a Preliminary Budget Workshop have asked that Staff identify if any items require discussion.

Supervisor Calandro stated in reviewing the budget calendar Staff must hold 13 individual workshops and meetings and suggested that, while the budget information provided may be specific to each District, the general discussions might be able to be held in a joint workshop or meeting which could eliminate the number of meetings held and provide for a more effective and efficient use of Board Supervisor and Staff time. Ms. Kays stated the reason Staff has come to the Boards with the option to

hold Preliminary Budget Workshops is because the Districts have evolved to the point where the general, broad type of discussion completed during the Preliminary Budget Workshop is not necessary. Additional discussion occurred.

Supervisor D'Emidio stated he would be in favor of not holding the Preliminary Budget Workshop, but requested Staff ensure that advertisements about the upcoming budget workshops and meetings be provided so that residents are aware they can present items to the Board for the upcoming fiscal year. Ms. Kays stated Staff utilizes the Our Place articles to provide information to the residents about the budget process which has historically resulted in Staff receiving feedback from residents.

Chairman Moss stated she would be in favor of holding a budget discussion during the March 31, 2014 regular meeting.

Vice Chairman Moeller concurred with Chairman Moss and suggested the budget discussion occur on an exception basis, where items may deviate from previous budgets.

Ms. Kays advised the Board will approve its proposed budget during its June 6, 2014 regular Board meeting and will hold a Public Hearing to adopt the final Budget at the September 5, 2014 regular meeting.

On MOTION by Russ D'Emidio, seconded by Peter Moeller, with all in favor, the Board approved holding a preliminary budget discussion during the regularly scheduled March 21, 2014 Board meeting, a Budget Workshop on May 19, 2014 at 9:30 a.m., approve the Proposed Budget at the June 5, 2014 regular meeting and hold a Public hearing to adopt the final Budget at the September 5, 2014 meeting.

Supervisor D'Emidio advised the Board he would not be present at the June 5, 2014 meeting.

Supervisor Calandro advised the Board he would not be present at the March 21, 2014 meeting.

SEVENTH ORDER OF BUSINESS: Old Business Status Update

Ms. Tutt advised there were no Old Business items to be addressed.

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

The Budget to Actual Statements as of December 31, 2013 were provided as information only.

Chairman Moss advised the Board the Investment Advisory Committee (IAC) will meet on Thursday, January 30, 2014 at 9 a.m.

NINTH ORDER OF BUSINESS: Staff Reports

Ms. Tutt provided the Board with the following Staff reports:

- A. The Governance Improvement Committee will meet on Thursday, February 6, 2014 at 1:30 p.m. at SeaBreeze Recreation Center.
- B. Beginning with the March 21, 2014 meetings all Village Community Development District (VCDD) No. 6 Board Meetings will be held at Lake Miona Regional Recreation Center in the America 3A and 3B Rooms.

Ms. Tutt provided an overview of the Chairmen meeting held regarding the structure of the agenda, staff attendance, Chairman's responsibilities and Board actions. A summary of the items will be provided to the Boards at the February meetings.

Supervisor D'Emidio suggested providing the summary from the Chairmen meeting to the Board Supervisors prior to the February 6, 2014 Governance Improvement Committee meeting.

Chairman Moss concurred with Supervisor D'Emidio's suggestion and stated the meeting was very productive and beneficial.

Carrie Duckett, Customer Service Manager, presented 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.

TENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel reports.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

- A. Vice Chairman Moeller: PWAC Update

Vice Chairman Moeller advised the After Agenda for the January 6, 2014 Project Wide Advisory Committee (PWAC) meeting was presented as information. The PWAC began reviewing the traffic and safety concerns at the intersection of Colony Boulevard and the Multi-Modal Path in August of

2013 and has continued to receive a large amount of public input and suggestions of how to address this intersection. The three (3) most discussed options were the installation of a traffic signal, installation of a bridge over Colony Boulevard and closing Colony Boulevard to vehicular traffic. Vice Chairman Moeller stated the alternative of closing Colony Boulevard to vehicular traffic was not recommended by the Traffic Engineers or Sumter County. The cost to install a bridge over Colony Boulevard was estimated at \$1 million. Vice Chairman Moeller advised the option of installing a traffic signal at this location was the recommendation made by the Traffic Engineers and the option the Committee chose to proceed with. The design plans are being finalized and a Request for Proposal (RFP) will be issued in the near future so that the installation can be completed prior to the hot summer months. Should this alternative not address the traffic and safety concerns the Committee has agreed to revisit the topic.

Supervisor Calandro inquired if a written analysis was completed to explain why Colony Boulevard could not be closed to vehicular traffic. Ms. Tutt stated Colony Boulevard could have been closed from the standpoint that adequate capacity exists on Morse Boulevard and CR 466A; however, the analysis from the Traffic Engineers identified that the cost to mitigate the impact of the additional traffic placed at the intersection of Morse Boulevard and CR 466A and along CR 466A was the major issue. The analysis prepared by Kimley-Horn & Associates is included on the www.districtgov.org website and addresses this issue.

Supervisor Calandro stated he believes before the Committee agreed to expend \$250,000 on a traffic signal an exhaustive review should have been completed and a low cost trial closing of Colony Boulevard to vehicular traffic should have been conducted. Ms. Tutt stated the fiscal impact for the cost of traffic signal to the Project Wide Fund is reduced by the Developer's participation of \$100,000. Sumter County advised the closing of Colony Boulevard would have compounded the issues on Sembler Way and could not have been completed on a temporary basis. The actual costs to complete the necessary mitigation were unknown, but were anticipated to exceed the cost of the traffic signal.

Chairman Moss stated comments pertaining to the decision to install the traffic signal should be addressed with the PWAC.

Supervisor Calandro stated as a numbered District Board, which pays a cost allocation for the Project Wide Fund, he believes there were some alternatives that should have been reviewed, prior to expending the funds for the installation of the traffic signal.

Supervisor D’Emidio stated he attended two (2) of the PWAC meetings where a considerable amount of discussion occurred about the alternatives and the pros and cons for each, prior to the Committee coming to its conclusion. Supervisor D’Emidio thanked Ms. Tutt for providing clarification of the roles of the PWAC and the Sumter Landing Community Development District (SLCDD) Board during their January 6, 2014 PWAC meeting.

Chairman Moss thanked Vice Chairman Moeller for serving as the District’s representative on the PWAC.

Supervisor D’Emidio advised the audience in attendance that the Board was provided with the quarterly citation report from the Sumter County Sheriff’s Office (SCSO) and stated an increased number of citations have been issued to golf cart operators running “Stop” signs.

Supervisor D’Emidio stated he recently attended the monthly Golf Cart Clinic, which is sponsored by the SCSO and Villages Homeowners Association, where Lt. Wolfe of the SCSO clarified that there have been no deaths as a result of golf carts flipping; however, there have been 12 deaths as a result of an individual being ejected from a golf cart.

Chairman Moss stated the quarterly citation report indicates that there were 52 golf cart citations issued from October 2, 2013 through January 5, 2014 and 720 citations issued to vehicles. There were a number of citations issued to golf carts for “Improper Operation of Golf Cart on Public Roadway” and requested clarification of this citation be obtained from Lt. Wolfe.

TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 10:53 a.m.

On MOTION by Russ D’Emidio, seconded by John Calandro, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Sally Moss
Chairman

