

**MINUTES OF MEETING  
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT No 7**

The Meeting of the Board of Supervisors of the Village Community Development District No. 7 was held on Friday, January 17, 2014 at 11:00 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Ron McMahon	Chairman
Niles Getz	Supervisor
Jerry Vicenti	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
Carrie Duckett	Customer Support Manager
Candice Lovett	Staff Assistant

**FIRST ORDER OF BUSINESS:                      Call to Order**

A.     Roll Call

Chairman McMahon called the meeting to order at 11:01 a.m. and stated for the record that three (3) Supervisors were present representing a quorum. Ron Ruggeri and Bill VonDohlen were absent.

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. 7 Board Meeting.

D. Audience Comments

Ron Staub, District 7 Architectural Review Committee (ARC) Representative, reviewed the number of ARC applications received and reviewed by the ARC during 2013. Mr. Staub thanked Staff for their contributions and assistance to the ARC.

Diane Tucker, Administrative Operations Manager, thanked Mr. Staub for the hard work and time served on the Committee for the betterment of the community.

Supervisor Vicenti inquired if there is a process that would provide the ARC compensation for the meetings they attend. Valerie Fuchs, District Counsel, advised compensation for advisory boards and committee has been reviewed previously and is not provided for in Florida Statute Chapter 190.

Janet Tutt, District Manager, advised as a special purpose District, the Boards are confined within the authorization provided for in Chapter 190.

Jim Petrie, 2498 Birch Ave, requested clarification of how wide driveway expansions are allowed to be. Ms. Fuchs advised the deed restrictions which were adopted within the District's Rule states that no encroachment into the right-of-way or the dominant tenement easement side can occur.

Ms. Tutt advised for the residents in attendance, beginning with the March 21, 2014 all Village Community Development District No. 7 Board Meetings will be held at the Lake Miona Recreation Center.

**SECOND ORDER OF BUSINESS:                    Approval of the Minutes for the Board Meeting held on November 15, 2013 and the Joint Workshop held on September 27, 2013**

**On MOTION by Niles Getz, seconded by Jerry Vicenti, with all in favor, the Board approved the Minutes from the Board Meeting held on November 15, 2013 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, advised villa wall painting and plant replacement is occurring, weather permitting.

**CONSENT AGENDA:**

Chairman McMahon 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.

**On MOTION by Niles Getz, seconded by Jerry Vicenti, with all in favor, the Board approved the following items on the Consent Agenda:**  
**FOURTH ORDER OF BUSINESS: Adoption of Resolution 14-02 establishing the selection process of the Architectural Review Committee.**  
**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. 7 Citizens First Bank account, updating the list of signatories for The Village Community Development District No. 7 account to include: Ronald J. McMahon, Ronald X. Ruggeri, 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 amending the Fiscal Year 2013-14 District 7 Budget to carryforward \$9,536 for entry wall painting.**  
**SEVENTH ORDER OF BUSINESS: Authorized the publication of the District's intent to amend and restate Chapter II of its Rule to Bring About Deed Compliance and authorize the advertisement of Public Hearing to adopt the amended and restated Chapter II of its Rule to Bring About Deed Compliance.**

**EIGHTH 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 assessments. 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 requested that Staff identify any items that may require discussion.

Supervisor Getz requested clarification on the purpose of holding a separate Preliminary Budget Workshop in March. Ms. Kays advised the workshop is typically held to discuss any major issues or changes to the process.

Janet Tutt, District Manager, advised the Preliminary Budget Workshop provides the philosophical policy direction of the Board for the upcoming fiscal year.

Chairman McMahon advised if the Board chose to proceed with holding a Preliminary Budget Workshop he would be unable to attend on March 17, 2014. However, he will be in attendance at the Board meeting on March 21, 2014 and would prefer a discussion take place then if needed.

Ms. Kays advised all Budget Workshops will be held at the regular meeting time of 11:00 a.m. in the District Conference Room located at 984 Old Mill Run in Lake Sumter Landing.

**On MOTION by Jerry Vicenti, seconded by Niles Getz, 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 21, 2014 agenda, if necessary; to schedule a Budget Workshop on May 19, 2014; approve the Proposed Budget during the Board's regular meeting scheduled on June 6, 2014 and to hold a Public Hearing to adopt the Final budget at the September 5, 2014 regular meeting.**

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

- Letter of appreciation to Ewell Eubanks, ARC

The letter was provided as information to the Board.

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

Ms. Tutt advised the financial statements were provided as information to the Board.

**ELEVENTH ORDER OF BUSINESS: Staff Reports**

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 21, 2014 all Village Community Development District No. 5 Board Meetings will be held at the Lake Miona Recreation Center.

Ms. Tutt provided an overview of the meeting held with the Chairmen to discuss the structure of the agenda, Staff attendance, Chairman responsibilities and Board actions. A summary of the items discussed will be provided to the Board at the February meetings. Ms. Tutt stated Staff is anticipating the electronic agendas to be utilized in March with training to occur sometime during February.

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.

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

There were no District Counsel Reports.

Ms. Tutt advised a response was received from the Developer's Engineers which recommended against angled parking at the Duval postal facility for a number of reasons. Ms. Tutt reviewed the response and advised a copy of the letter received will be forwarded to the Board as information.

**THIRTEENTH ORDER OF BUSINESS: Supervisor Comments**

A. Vice Chairman Ruggeri: PWAC Update

Chairman McMahon provided the following update from the Project Wide Advisory Committee (PWAC) meeting, in Vice Chairman Ruggeri's absence:

- The Committee approved recommending approval of carryforward request for the Project Wide Fund Fiscal Year 2012/2013 Budget.
- Discussion occurred regarding the approval process for Capital Projects.
- The Committee revised its direction to Staff and will proceed with the installation of the traffic signal at the Colony Boulevard/Multi-Modal Path intersection.

Supervisor Getz requested clarification of the deed restriction which addresses the timing property owners can place garbage out by the road. Ms. Tucker advised the deed restrictions state that garbage should be placed out the night prior to the regular scheduled pickup. The Standards provide further clarification which identifies no earlier than 5:00 p.m. the day before. Supervisor Getz inquired how this issue can be enforced. Ms. Tucker advised when Staff receives a complaint the issue is reviewed and the property owner is notified of pickup date and that placing garbage out too early is a violation of the District's Rule.

Supervisor Getz suggested Board members contact Staff prior to the meetings, when they have questions about an item on the agenda to reduce the time spent on discussion topics during the meetings.

Supervisor Vicenti stated if an important issue arises, a workshop can be called so that the Board can fully review and discuss the topic.

Chairman McMahan advised the length of meetings was discussed during the Chairman meeting and it was suggested that when a new issue arises, the item be placed on an upcoming agenda for discussion.

Supervisor Vicenti inquired if the traffic signal for Colony Boulevard would be placed out on bid or a Request For Proposal. Mr. Wartinbee stated the project will be issued as a bid and the lowest, responsible bidder will be awarded the project. Staff will verify references provided prior to award of the bid.

**FOURTEENTH ORDER OF BUSINESS: Adjourn**

The meeting was adjourned at 11:41 a.m.

**On MOTION by Niles Getz, seconded by Jerry Vicenti, with all in favor, the meeting was adjourned.**

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Janet Y. Tutt  
Secretary

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Ron McMahan  
Chairman