

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 8**

The Meeting of the Board of Supervisors of the Village Community Development District No. 8 was held on Friday, January 17, 2014 at 2:00 p.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages, Florida, 32162.

Board members present and constituting a quorum:

Dennis Hayes	Chairman
Kelly Flores	Vice Chairman
Sal Torname	Supervisor
Duane Johnson	Supervisor
Joe Elliott	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
Candy Dennis	Community Standards Coordinator
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Hayes called the meeting to order at 2:00 p.m. and stated for the record that all Supervisors were in attendance representing a quorum.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Observation of Moment of Silence

The Chairman led the Board and residents in a moment of silence in observation of those who serve our Country and the community.

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance at a Village Community Development District (VCDD) No. 8 Board Meeting for the first time.

E. Audience Comments

Tom Tipple, Tamarind Grove, inquired on the two projects approved by the City of Wildwood that will be constructed along Cr 466A. Mr. Tipple inquired if the property is developed with stores, is there a way to construct a cart path over to the location and who would approach the Developer regarding consideration of a path. Janet Tutt, District Manager, advised she has not seen the plans and stated the District 8 Board only has purview over District property. Ms. Tutt suggested Mr. Tipple contact the City of Wildwood regarding the project.

Supervisor Johnson inquired if there is a requirement that the City of Wildwood notify the adjacent property owners of a public hearing on the matter. Ms. Tutt advised depending on the property line and how close the properties are. Valerie Fuchs, District Counsel, advised it would depend on the City of Wildwood code requirements and what the statutes reflect.

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

On MOTION by Joe Elliott, seconded by Sal Torname, 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

Dave Freeman, District Property Management (DPM) Supervisor, advised the Board of the following:

- Villa and entry wall washing is occurring
- Fence painting has been completed

Supervisor Torname inquired if any of the villa walls are on schedule to be painted. Mr. Freeman advised Hydrangea is on the schedule for painting once the weather warms up.

CONSENT AGENDA:

Chairman Hayes 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.

Supervisor Torname requested the Fourth Order of Business be pulled from the Consent Agenda for clarification.

**On MOTION by Joe Elliott, seconded by Duane Johnson, with all in favor, the following item on the Consent Agenda was approved:
FIFTH 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.**

FOURTH ORDER OF BUSINESS: Adoption of Resolution 14-04 adding Sarah Koser, Deputy Finance Director, to the District's Citizens First Bank account

Supervisor Torname requested clarification of the additions to the signatory list. Ms. Tutt advised the only addition is Ms. Koser; however, the list must be resigned by all parties when an individual is added.

On MOTION by Sal Torname, seconded by Joe Elliott, with all in favor, the Board adopted Resolution 14-04 adding the name of the Deputy Finance Director, Sarah C. Koser and District No. 8 Chairman, Dennis Hayes to the Village Community Development District No. 8 Citizens First Bank account, updating the list of signatories for The Village Community Development District No. 8 account to include: Dennis Hayes, Kelly L. Flores, Janet Y. Tutt, Diane B. Tucker, John B. Rohan, David R. Miles, and Sarah C. Koser.

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 requested that Staff identify any items that may require discussion.

Chairman Hayes inquired if the Board chose to hold a discussion at the end of the March regular meeting, does Staff anticipate it being a lengthy discussion. Ms. Kays advised the discussion would be minimal.

Supervisor Johnson inquired if any numbers will be provided at the March meeting. Ms. Kays advised numbers will not be available and the workshop is typically to discuss any major issues or changes to the process; however, the budget will be in the process of being prepared and will not be provided at that time.

Ms. Tutt advised the Preliminary Budget Workshop includes a philosophical policy discussion and direction to Staff pertaining to the District's maintenance assessment level. Staff would not be suggesting the assessments be raised this Fiscal Year.

The Board provided consensus to proceed with option three (3) and not hold a Preliminary Budget Workshop and wait until the line-item review at the May Budget Workshop.

Ms. Kays advised the next Budget Workshop is scheduled for May 19, 2014 to review the Proposed Budget by line item before approval of the Proposed Budget during the regular meeting on June 6, 2014. The Public Hearing to adopt the Final Budget is scheduled at the regular meeting on

September 5, 2014. Ms. Kays stated all Budget Workshops will be held at the regular meeting time of 2:00 p.m. in the District Conference Room located at 984 Canal Street in Lake Sumter Landing.

On MOTION by Duane Johnson, seconded by Joe Elliott, 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, hold a Budget Workshop on May 19, 2014, the approval of the Proposed Budget will occur at the June 6, 2014 regular meeting and the Public Hearing to adopt the Final budget will be held at the September 5, 2014 regular meeting.

SEVENTH ORDER OF BUSINESS: Approval of the District's Capital Improvement Plan (CIP) 2012/2013 – 2016/2017

Ms. Kays advised the CIP is a management and planning tool to help ensure the sustainability of the District. The CIP provides a five-year plan that identifies capital and major maintenance projects along with a funding plan and is also an excellent communication tool for residents in understanding when specific projects/areas are planned to be completed and how the projects will be funded. Ms. Kays stated the CIP provides the foundation for future plans as it will be updated on an annual basis during the budget process. At the March 21, 2013 and August 21, 2013 workshops, the Board reviewed and discussed the working copy along with the methodologies, assumptions and funding options. Once the CIP is approved, the document will be made available on the www.districtgov.org website for review. Ms. Kays advised the CIP includes total estimated capital and major maintenance expenditures of \$325,262 over the five year period with \$120,350 for roads, \$8,701 for fence painting, \$31,211 for wall/entry sign painting, and \$165,000 for villa ribbon curbing. The funding for these projects will come from the Working Capital and Road R&R funds. Ms. Kays stated Staff is recommending the Board approve the District 8 CIP for Fiscal Year 2012/13 – 2016/17.

Supervisor Torname requested clarification on the CIP for Project Wide. Ms. Kays advised information can be provided throughout the process regarding Project Wide. Ms. Tutt stated Staff will provide the Board a copy of the draft as information.

On MOTION by Sal Torname, seconded by Joe Elliott, with all in favor, the Board approved the District 8 Capital Improvement Plan for Fiscal Years 2012/13 – 2016/17.

EIGHTH ORDER OF BUSINESS: Board Discussion: Town Hall Meeting

Supervisor Elliott advised he has compiled a draft agenda for consideration for a town hall meeting and suggested a workshop be scheduled to address topics of discussion. Supervisor Elliott suggested the Board hold a town hall meeting prior to April.

Supervisor Johnson stated he is in favor of holding a town hall meeting; however, believes the Board needs more time to compile items to consider holding the meeting next year.

Supervisor Torname concurred with Supervisor Johnson.

Vice Chairman Flores stated she believes if there were questions or comments from residents, those residents would attend the regular board meetings.

Chairman Hayes advised he is in favor of a town hall meeting and stated the meeting needs to be held when the most residents are available for attendance. Chairman Hayes reviewed the communication plan the District 6 Board utilized and suggested the Board follow the same process and schedule.

Ms. Tutt suggested the Board identify a date in February 2015 and reserve a meeting room and allow Staff to prepare a schedule to follow in preparation for the meeting.

Supervisor Torname suggested the Board members go through the thought process to determine what areas and topics of discussion will be held.

NINTH ORDER OF BUSINESS: Appeal of ARC denial of Modification/Alteration Application #49576

A. Staff Overview and Recommendation

Ms. Tucker advised Architectural Review Committee (ARC) application denial of Modification/Alteration #49576 submitted by Alan & Brenda Hughes, 2221 Southwood Drive, for a twelve (12) by twelve (12) foot golf cart garage, gravel addition to driveway and concrete. On September 12, 2013, application #49576 was submitted, reviewed and denied on September 18, 2013 by the ARC based on the request not being harmonious with the neighborhood. Ms. Tucker stated on October 30, 2013 the application was re-submitted to the ARC at the request of Alan & Brenda Hughes,

who provided the ARC with additional information. After hearing testimony from the property owners, the ARC upheld their decision to deny the request, based on not being harmonious with the neighborhood. Ms. Tucker advised on November 1, 2013, a letter was submitted by the property owners requesting an appeal of the ARC's decision indicating they were not in agreement with the ARC's decision. Staff is requesting the Board review the information and provide direction to Alan and Brenda Hughes and Staff.

Ms. Fuchs advised the case is an appeal; therefore, the homeowner must prove the ARC did not apply the rule, standard, or the manual correctly or prove due process was not followed.

Supervisor Torname inquired if input from the ARC can be received regarding the appeal. Ms. Fuchs advised the meeting is a public meeting and audience comment can be received during the public hearing.

Supervisor Johnson inquired if the Board decision is the final deciding body. Ms. Fuchs advised the Board of the appeal process and stated if the rules were not applied correctly or due process was not allowed, the Board could overturn the ARC decision.

B. Open Public Hearing to Receive Public Comment

Chairman Hayes opened the Public Hearing at 2:54 p.m. to receive public input.

Alan Hughes, 2221 Southwood Drive, advised the appeal process was not explained properly prior to the meeting. Mr. Hughes provided the Board with an overview of the application process.

Chairman Hayes stated based on the case and information presented, the ARC followed the correct policy and procedures.

Ms. Fuchs advised property owners can modify the plans and submit an updated application for review by the ARC.

Following discussion, Mr. Hughes advised he would like to withdraw his appeal and modify the plans to resubmit the request to the ARC.

Supervisor Torname requested clarification on the appeal process inquiring if more information could be provided and allow the Supervisors to review the information with Staff. Ms. Fuchs provided the Board with an overview of the hearings process stating information cannot be provided prior to the meetings.

Supervisor Elliott requested the ARC be aware of the appeal the Board was faced with and to ensure the rules are being correctly applied.

TENTH ORDER OF BUSINESS: Old Business Status Update

Chairman Hayes advised the item on old business was previously discussed.

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

David Miles, Finance Director, advised the financial statements were provided as information to the Board.

Supervisor Johnson requested clarification on the Project Wide fees. Mr. Miles advised the District 8 portion in the budget is approximately \$109,381.

Ms. Tutt advised payment is made into the Project Wide fund each year during the budget process for the infrastructure that is maintained.

Mr. Miles stated the total Project Wide budget is allocated to each of the participating districts based on the total acreage within the districts.

Mr. Miles advised the Investment Advisory Committee (IAC) will hold a quarterly meeting on January 30, 2013 at 9:00 a.m. in the District Office Board Room.

Tom Tipple readdressed the Board inquiring on the reserve levels set throughout the budget process during the year. Ms. Kays advised the reserve levels are discussed with the Board and are provided with the amount of dollars located in the unassigned fund balance, working capital and reserves. As the budget process is reviewed, the reserve levels are discussed. Ms. Kays provided a brief overview of the budget process as information.

Ms. Tutt advised the Board's reserves are a combination of working capital and reserves where funds can be moved at any time.

TWELFTH 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 meeting, all Village Community Development District No. 8 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.

THIRTEENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

FOURTEENTH ORDER OF BUSINESS: Supervisor Comments

A. Chairman Hayes: PWAC Update

Chairman Hayes advised the PWAC held a meeting on December 12, 2013 and discussions were held with the engineers regarding the Colony Boulevard crossing. The committee reviewed possible alternatives in terms of traffic control and cost. The consensus of the committee was based on the information at hand and the committee determined to move forward with development of a bridge to cross over Colony Boulevard. Chairman Hayes advised response was received from the Developer stating he would be willing to assist with offsetting some of the cost depending on action taken by the committee.

Chairman Hayes stated discussions occurred regarding mitigation of the Lake Miona wetlands and potentials to address the wetland.

Chairman Hayes stated the PWAC held another meeting on January 6, 2014 to discuss other options regarding Colony Boulevard, as the cost of installation of a bridge would result in approximately \$1 million. Following discussion, the committee chose to move forward with the traffic signal installation at the crossing, in hopes to alleviate the traffic issues.

Supervisor Elliott thanked Chairman Hayes on the report provided. Supervisor Elliott stated the PWAC is making good decisions and is moving forward.

Chairman Hayes stated the Governance Improvement Committee will be meeting prior to the next District 8 Board meeting. Chairman Hayes requested input from the Board regarding consideration of changing the frequency of the Board meetings.

Supervisor Johnson stated the need for board meetings is a reflection of the work that needs to be completed within the District. Supervisor Johnson advised if there are no items to be discussed or decisions made on a specific topic, there is no need to hold a meeting for that particular month; however, there needs to be a balance for the public to be able to address any issues.

Supervisor Elliott concurred with Supervisor Johnson; however, stated he would like more information on the matter and suggested the item be reviewed over the next few months to determine a better analysis.

Supervisor Torname stated if there is no need for a meeting, the meeting for that particular month could be cancelled; however, the Board should remain on the current monthly meeting schedule.

Vice Chairman Flores concurred with Supervisor Torname.

Mr. Hughes readdressed the Board stating the ARC appeal process is a lengthy process and cancelling meetings would just delay the process even more.

Ms. Tutt advised discussions have occurred regarding a potential day set aside each month for public hearings related to deed compliance and architectural review cases.

Supervisor Johnson inquired if the agenda packet on the Governance Improvement Committee would be provided prior to the meeting. Ms. Tutt advised the Chairman for the committee heard the comments at the previous meeting and Staff is under the assumption the information will be provided in advance.

Phil Walker, District 8 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. Ms. Tucker thanked Mr. Walker and the ARC for their hard work and time served on the Committee.

FIFTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 3:54 p.m.

On MOTION by Duane Johnson, seconded by Joe Elliott, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Dennis Hayes
Chairman