

**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, February 14, 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:

Bill Mapel	Chairman
Ellen Cora	Vice Chairman
Kathy Porter	Supervisor
Paul Sykes	Supervisor
Clyde Long	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
Cory Birch	District Property Management Supervisor

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

There were no audience comments.

SECOND ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance Update

Cory Birch, District Property Management (DPM) Supervisor, provided the Board with the following updates:

- Annuals have been replanted.
- Pressure washing is occurring at the villa entries.
- Road resurfacing will be occurring within the upcoming weeks.
- Fence repair and replacement will be completed along Morse Boulevard and the wetlands.

Supervisor Long inquired if a timeframe had been established for the replacement of the aerators in the ponds. Mr. Birch advised the funds for replacement aerators will be included in the Fiscal Year 2014/2015 budget.

The Board thanked Staff for the appearance of the annuals.

CONSENT AGENDA:

Chairman Mapel 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 shall occur unless desired by a Board Member or a member of the public.

On MOTION by Kathy Porter, seconded by Ellen Cora, with all in favor, the following items on the Consent Agenda were approved:
THIRD ORDER OF BUSINESS: Approval of the Minutes from the Board Meeting held on January 10, 2014.
FOURTH ORDER OF BUSINESS: Adoption of Resolution 14-05 approving the revised District Investment Policy, effective the date of approval.

FIFTH ORDER OF BUSINESS: Acceptance of Audit Report for Fiscal Year 2012/2013

David Miles, Finance Director, provided an overview of the new accounting standards adopted by the District as required by the Governmental Accounting Standard Board (GASB) and reviewed the following Financial Highlights with the Board:

- The assets of the District exceed its liabilities as of September 30, 2013 by \$18,389,495 (net position). Of this amount, \$1,216,564 of unrestricted net assets may be used to meet the District's ongoing obligations to its residents and creditors.
- The District's total net assets decreased by \$610,811, this decrease in net position resulted primarily from depreciation expenses for all capital assets of \$627,242 that are provided to reflect the using up over time of the value of items of capital equipment previously acquired, to allow for the planning of the timely replacement or renovation of these assets, when required. The annual decrease in net position resulting from depreciation expenses reflects the need of the District in future years to increase its budgetary allocation to build new assets or repair or upgrade existing assets as the assets continue to age.
- At the close of the fiscal year, the District's governmental funds reported combined fund balances of \$1,216,564, a net decrease of \$392,421, compared to the prior year. Of the total, \$596,937 is available for spending at the District's discretion as unassigned fund balance.
- At the end of the year, the unassigned fund balance of the General Fund was \$596,937 or 44.3 percent of total General Fund annual expenditures. This provides a healthy contingency for unexpected expenditures.
- The District's long-term debt decreased by \$145,000 during the current fiscal year. The remaining long-term debt for the Series 2003B Special Assessment Revenue Bond Issue was paid in full on the May 1, 2013 call date. The Series 2003A Special Assessment Revenue Bonds were paid in full and retired on May 1, 2011. This payoff, two (2) fiscal years earlier than scheduled, makes District No. 1 the first of the residential Districts to become debt free. For those property owners in Phase II of District No. 1 who had not yet paid their debt special assessments in full, there will be two more annual payments before the assessments are completed. Residual Phase II Debt Service fund balances of \$56,719 were transferred to the General Fund along with \$3,625 in subsequent assessment payments received. This total of

\$60,344, along with the future debt assessment receipts are committed to expenditure on capital projects that benefit the properties in Phase II of the District.

- The Special Assessments are shown as assessments receivable. At the fund level, there is an offsetting line item from unavailable revenue pertaining to assessments due in future years. Assessments receivable decreased by \$140,562 during the year and has a September 30, 2013 balance of \$146,244. All residual debt assessments previously received from Phase I were fully expended as part of the FY 2012-2013 capital project execution.
- The fiscal year 2012-2013 capital project plan included \$472,854 in expenditures, of which \$401,574 were capitalized as new fixed assets, and the balance of \$74,280 did not meet the District's capitalization criteria and were expensed as maintenance and repair. The largest project capitalized was the Morse Boulevard Irrigation Project for \$345,146, which came in \$274,854 under budget.

Helen Painter, Purvis & Gray, the District's Auditors, reviewed the Audit Report and thanked Staff for their cooperation in providing all necessary documents to them for the completion of their audit. The Board thanked Staff for their continued diligent efforts on behalf of the residents.

On MOTION by Paul Sykes, seconded by Clyde Long, with all in favor, the Board accepted the Audit Report of Fiscal Year 2012/2013 for Village Community Development District No. 1.

SIXTH ORDER OF BUSINESS: Old Business Status Update

There were no items on Old Business to be addressed.

INFORMATIONAL ITEMS ONLY

SEVENTH ORDER OF BUSINESS: Budget to Actual Statements as of January 31, 2013

This item was provided as information to the Board.

EIGHTH ORDER OF BUSINESS: Decline to proceed received from Driveway Maintenance, Inc. re: RFP #14P-017

This item was provided as information to the Board.

NINTH ORDER OF BUSINESS: Staff Reports

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.

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 February 8, 2014 meeting:

- The Committee reviewed a request to construct an asphalt racing track for The Villages RC Club; however, available land for this project has been identified as an issue.
- The Committee voted to retain Mr. Wilcox as Chairman and Ms. Weber as Vice Chairman.
- The Committee voted not to fund the multi-modal path Striping and/or maintenance within District 4.
- The Committee approved an increase in funding to fund the District 3 Glenbrook Gate Multi-Modal Path reconstruction project at the 50% agreed upon level.
- Tree trimming will be occurring at Area B of Paradise Park.
- The Committee voted to proceed with the demolition and reconstruction of the El Santiago Facility.
- Construction is underway at La Hacienda Pool House.
- The gate connectivity project is progressing and it is anticipated it will be the end of the year before the project is completed.

Supervisor Long requested clarification of the funding for striping of the paths located within District 4. Mr. Bell advised if District 4 chooses to stripe its pays it will be a District 4 responsibility.

Ms. Tutt advised Staff is preparing to hold training sessions for the Districts' move to electronic agendas and the District Boards will be contacted for training in the near future. Staff is providing an opportunity for the Board Members south of CR 466 to preview their new Board room location, but because many of the Board Members north of CR 466 have attended AAC meetings in the past, Staff

did not believe it was necessary to do the same. However, if you would like the opportunity to review the set-up of the room, prior to the March Board Meetings, please contact Jennifer McQueary, District Clerk.

Carrie Duckett, Customer Support Manager, 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.

TENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

A. Vice Chairman Cora: Governance Improvement Committee Update

Vice Chairman Cora provided an update from the Governance Improvement Committee meeting held on February 6, 2014. Vice Chairman Cora stated the Committee will be meeting in the future to discuss suggestions for a town hall type meeting for the District Boards to attend, with a date yet to be determined.

Supervisor Sykes: Investment Advisory Committee Update

Supervisor Sykes provided an update from the Investment Advisory Committee (IAC) meeting held on January 30, 2014 as information to the Board.

TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 8:50 a.m.

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

Janet Y. Tutt
Secretary

Bill Mapel
Chairman