

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 9**

The Meeting of the Board of Supervisors of the Village Community Development District No. 9 was held on Thursday, February 20, 2014 at 1:30 p.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages, Florida, 32162.

Board members present and constituting a quorum:

Diane Spencer	Chairman
Steve Printz	Vice Chairman
Jack Reimer	Supervisor
Steve Brown	Supervisor

Staff Present:

Janet Tutt	District Manager
Diane Tucker	Administrative Operations Manager
Valerie Fuchs	District Counsel
Sam Wartinbee	District Property Management Director
Barbara Kays	Budget Director
David Miles	Finance Director
Jennifer McQueary	District Clerk
Brittany Wilson	Assistant to District Manager
Carrie Duckett	Customer & Support Services Manager
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Spencer called the meeting to order at 1:30 p.m.

B. Pledge of Allegiance

At Chairman Spencer's request, Supervisor Reimer led the Pledge of Allegiance.

C. Welcome Meeting Attendees

The Board welcomed all those residents in attendance at the Village Community Development District (VCDD) No. 9 Board Meeting.

Chairman Spencer stated for the record that three (3) Supervisors were present representing a quorum and led the Board and residents in a moment of silence to observe those who serve our Country and the community.

Chairman Spencer advised that the Board had received a letter of resignation from Supervisors Chris Cyr and Karen Crews. Chris Cyr recommended that Steve Brown, a resident of District 9, be appointed to fill the remaining term of Seat 5 which expires in November 2014.

On MOTION by Steve Printz, seconded by Jack Reimer, with all in favor, the Board accepted the resignation letter of Chris Cyr and appointed Steve Brown to serve the remaining term of Seat 5 which expires in November 2014.

Jennifer McQueary, District Clerk, administered the Oath of Office to newly appointed Board Supervisor Steve Brown.

Chairman Spencer advised included in the resignation letter submitted by Karen Crews a recommendation to appoint J.R. Rebecky was made to serve the remaining term for Seat 4 which also expires in November 2014. Mr. Rebecky was unable to attend today's meeting.

On MOTION by Jack Reimer, seconded by Steve Printz, with all in favor, the Board accepted the resignation letter of Karen Crews and appointed J. R. Rebecky to serve out the remaining Seat 4 term.

Janet Tutt, District Manager, advised the two (2) seats vacated were landowner seats and, as has been past practice, the individual resigning from the seat has recommend a replacement to fill the seat for the remainder of the term and advised both Seats 4 and 5 will become qualified elected positions in November 2014.

E. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance Update

Sam Wartinbee, District Property Management (DPM) Director, advised additional cul-de-sacs have been turned over to the District for maintenance.

Mr. Wartinbee advised Staff has been advised there has been an estimated 33% increase in the costs for ribbon curbing in the villas due to the increased cost of concrete. Staff is suggesting the Board honor the increased price for the ribbon curbing installations going forward.

Supervisor Reimer inquired if the contractor has been absorbing the increased costs over a period of time and requested confirmation that the increased cost is not a recent occurrence. Mr. Wartinbee stated the contractor has absorbed the increased costs to date.

Ms. Tutt stated Staff believes if the District were to reissue a Request for Proposal (RFP) for the installation of ribbon curbing, the end result would be an even greater increase; however, it is a policy decision for the Board's consideration. The Board concurred to proceed with the existing contractor and not to re-issue an RFP.

Vice Chairman Printz requested clarification of services provided within the unit cost for trees. Mr. Wartinbee advised the unit cost provides for the maintenance which includes fertilization, trimming, irrigation, repairs, etc.

Chairman Spencer inquired when fertilization would be occurring. Mr. Wartinbee stated fertilization would occur at the end of March.

CONSENT AGENDA:

Chairman Spencer 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 is required unless desired by a Board Supervisor or a Member of the Public.

On MOTION by Jack Reimer, seconded by Steve Printz, with all in favor, the Board approved the following items on the Consent Agenda:
THIRD ORDER OF BUSINESS: Approval of the Minutes from the Board meeting held on January 16, 2014.
FOURTH ORDER OF BUSINESS: Adoption of Resolution 14-02 adding the name of Deputy Finance Director, Sarah Koser, to the Village Community Development District No. 9 Citizens First Bank account, updating the list of signatories for The Village Community Development District No. 9 account to include: Diane B. Spencer, Stephen C. Printz, Janet Y. Tutt, Diane B. Tucker, John B. Rohan, David R. Miles, and Sarah C. Koser.

FIFTH ORDER OF BUSINESS: Adoption of Resolution 14-03 approving the District's revised Investment Policy.

SIXTH ORDER OF BUSINESS: Approval and ratification of the Chairman's signature on the SWFWMD Statement of Completion, permit numbers 44023491.222 & 44023491.219 and request for Transfer to Operation Entity.

SEVENTH ORDER OF BUSINESS: Approval of Amendment Seven to the Agreement with ValleyCrest Landscape Maintenance, Inc. for Villas and Cul-de-Sacs for an amended annual amount of \$96,811.92 and authorized the Chairman/Vice Chairman to execute the document.

EIGHTH ORDER OF BUSINESS: Acceptance of the 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 first houses in District No. 9 were closed by the Developer, The Villages of Lake Sumter, Inc. in September 2011. Construction is now underway in both Phase I and Phase II. A total of 4,394 houses have closed as of September 30, 2013. There are 982 remaining dwelling units to close in District No. 9 to achieve build out. The District was at 81.7% of build out at the end of Fiscal Year 2012-2013.
- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2013 by \$106,090,942 (net position). This was a \$1,470,809 decrease from the net position of \$107,561,751 at the end of the preceding year., Of this decrease, \$1,208,512 in reduction resulted from the restatement of beginning net position due to the early implementation of GASB 65. Of total net position, \$2,935,683 is unrestricted net position that can be used at the discretion of the Board of Supervisors
- At the close of the Fiscal Year, the District's General Fund reported a fund balance of \$2,937,324, a net increase of \$1,795,212, compared to the prior year. The Fiscal Year 2011-2012 reserve for renewal and replacement of \$700,000 was increased this year by \$1,000,000 for a total of \$1,700,000, with the remaining balance of \$1,237,324 as unassigned fund balance.

- The Districts capital assets increased from \$71,687,505 in the prior fiscal year to \$93,550,293 in Fiscal Year 2012-2013, net of depreciation, which was a result of using some of the bond proceeds to buy additional infrastructure assets constructed by the developer.
- The District long-term debt decreased from \$108,110,000 to \$103,175,000 in Fiscal Year 2012-2013 as \$4,935,000 in existing debt was paid off and no new debt was issued.

Mark White, 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 Steve Printz, seconded by Steve Brown, with all in favor, the Board accepted the Audit Report for Fiscal Year 2012/2013 for Village Community Development District No. 9.

Vice Chairman Printz inquired if the audits will be published on the www.districtgov.org website and suggested the highlights from the audits be provided on the District 9 home page.

INFORMATIONAL ITEMS ONLY:

NINTH ORDER OF BUSINESS: Financial Statements as of January 31, 2014

This item was provided to the Board as information.

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

This item was provided to the Board as information.

ELEVENTH ORDER OF BUSINESS: Staff Reports

Ms. Tutt advised beginning with the March 20, 2014 meeting all Village Community Development District No. 9 Board meetings will be held at Lake Miona Regional Recreation Center, America 3A and 3B Rooms.

Ms. Tutt advised Staff will hold its 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, Staff will communicate with the Boards to advise of the date and time when the Supervisors can preview the new room set-up.

Carrie Duckett, Customer & Support Services 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.

TWELFTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

THIRTEENTH ORDER OF BUSINESS: Supervisor Comments

A. Chairman Spencer: Governance Improvement Committee Update

Chairman Spencer provided an update from the Governance Improvement Committee (GIC) meeting held on February 6, 2014. Chairman Spencer stated the GIC will meet in the future to discuss the potential of holding a town hall type meeting which would be attended by all District Board members. Ms. Tutt advised Staff the presentation would include an overview of how each of the numbered Districts fits into The Villages as a whole community.

B. Vice Chairman Printz: PWAC Update

Vice Chairman Printz provided an update from the Project Wide Advisory Committee (PWAC) meeting held on February 3, 2014 and provided an overview of the discussion that occurred pertaining to the striping of the multi-modal paths.

C. Vice Chairman Printz: Investment Advisory Committee Update

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

Vice Chairman Printz requested a SECO representative attend a future meeting to provide information pertaining to the intermittent power outages to the residents which could then be included on the www.districtgov.org website. Ms. Tutt advised Staff will provide the comments to Ms. Shaw.

Vice Chairman Printz suggested the Board consider holding a Town Hall Meeting for District 9 residents. Following discussion, concurrence was provided to add the item to the Old Business Status Update for future discussion. Staff will provide a breakdown of the topics presented by District 6 as information to the Board.

FOURTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 2:24 p.m.

On MOTION by Jack Reimer, seconded by Steve Printz, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Diane Spencer
Chairman