

**MINUTES OF MEETING  
SUMTER LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

The Meeting of the Board of Supervisors of the Sumter Landing Community Development District was held on Thursday, February 20, 2014 at 10:00 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Mike Berning	Chairman
Joe Nisbett	Vice Chairman
Randy McDaniel	Supervisor
Al Schmid	Supervisor
Terry Upton	Supervisor

Staff Present:

Janet Tutt	District Manager
Diane Tucker	Administrative Operations Manager
Lewis Stone	District Counsel
Sam Wartinbee	District Property Management Director
David Miles	Finance 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 Berning called the meeting to order at 10:00 a.m. and stated for the record that all Supervisors were present.

B.     Pledge of Allegiance

Chairman Berning led the Pledge of Allegiance and led the Board and residents in a moment of silence to observe those who serve our Country and the community.

C. Welcome Meeting Attendees

The Board welcomed all those residents in attendance at the Sumter Landing Community Development District (SLCDD) Board Meeting.

D. Audience Comment

Peter Moeller, Project Wide Advisory Committee (PWAC) Chairman, addressed the Board and provided an overview of the Committee's progress to date.

Diana Molten, Community Improvement Council (CIC), provided an overview of the items the CIC addresses and offered any assistance that might be needed to the Board.

**CONSENT AGENDA:**

Chairman Berning 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 Supervisor or a Member of the Public.

**On MOTION by Joe Nisbett, seconded by Al Schmid, with all in favor, the following items on the Consent Agenda were approved:**  
**SECOND ORDER OF BUSINESS:** Approval of the Minutes from the Board Meeting held on January 16, 2014.  
**THIRD ORDER OF BUSINESS:** Adoption of Resolution 14-04 approving the revised District Investment Policy effective the date of approval.  
**FOURTH ORDER OF BUSINESS:** Approval of Amendment Three to the Agreement with The Brickman Group Ltd., LLC for an amended annual Agreement amount of \$250,037.80 and authorized the Chairman/Vice Chairman to execute the document.  
**FIFTH ORDER OF BUSINESS:** Approval of Amendment Eight to the Agreement with Clarke Aquatic Services, Inc. for an amended annual Agreement amount of \$177,168.00 authorizing the Chairman/Vice Chairman to execute the document and to approve a one-time payment in the amount of \$5,678.78 to Clarke Aquatic Services, Inc. and authorized Staff to issue payment.  
**SIXTH ORDER OF BUSINESS:** Award of RFP #14P-021 to Down to Earth Lawn Care II, Inc. for Landscape and Irrigation Maintenance for Buena Vista Blvd Phase V in the annual agreement amount of \$407,734.65 and authorized the Chairman/Vice Chairman to execute the Agreement for Services.  
**SEVENTH ORDER OF BUSINESS:** Approval of the payment made by PGIT in the amount of \$80,000.00, as agreed upon in mediation.

**EIGHTH 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 exceeded its liabilities as of September 30, 2013 by \$51,705,626, a net increase of \$795,639. This net position increase was composed of two components, an increase from operations of \$1,760,739 and a restatement of the beginning net position of (\$965,100) due to the early implementation of GASB 65 in fiscal year 2012-2013. This change to the accounting standards changed the treatment of bond issuance costs. Previously these issuance costs were capitalized and amortized over the life of the bond issue. Under the new standards they are fully expensed in the year of debt issuance.
- The District's total net position increased by \$1,760,739 during the fiscal year. This increase in net position resulted from a decrease of \$699,098 in net position in the governmental funds, while there was a \$2,459,837 increase in the proprietary funds. The proprietary fund increase was a positive \$1,950,119 in the Sumter Landing Amenities Division (SLAD) Fund and an increase of \$509,718 in the three fitness centers. The governmental funds comprised of the Lake Sumter Landing and Project-Wide Special Revenue Funds saw a decrease due to depreciation expenses exceeding new capital outlay and donations of new capital assets.
- At the close of the fiscal year, the District's governmental funds reported combined fund balances of \$6,209,265, a net increase of \$325,746, compared to the prior year. Of the total, \$3,157,187 is unassigned fund balance, available for use by the District on a discretionary basis. Capitalized assets and their associated depreciation are not recorded in the fund based financial statements due to the near term focus of governmental revenue and expenditure flows.
- The District's long-term debt decreased by \$1,116,242 during the current fiscal year. The decrease relates to principal payments made on outstanding revenue bonds and other debt during the year ended September 30, 2013. No new debt was added during the fiscal year. The balance at the end of the year is \$59,311,783, with \$1,145,000 due within one year.
- There were no organizational changes to the fund structure of the Sumter Landing District in

Fiscal Year 2012/2013.

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 Terry Upton, seconded by Al Schmid, with all in favor, the Board accepted the Audit Report for Sumter Landing Community Development District for Fiscal Year 2012/2013.**

**INFORMATIONAL ITEMS ONLY:**

**NINTH ORDER OF BUSINESS: Budget to Actual Statements as of January 31, 2014**

This item was provided as information to the Board.

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

This item was provided as information to the Board.

**ELEVENTH ORDER OF BUSINESS: The Villages Public Safety Department Annual Report**

This item was provided as information to the Board.

**TWELFTH ORDER OF BUSINESS: Staff Reports**

Ms. Tutt advised the PWAC update was provided earlier in the meeting by Mr. Moeller.

Ms. Tutt advised beginning with the March 20, 2014 meeting all SLCDD Board Meetings will be held at the Lake Miona Regional Recreation Centers in the 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 to review the new meeting set-up at Lake Miona Recreation Center prior to the March Board Meetings occurring. Staff will communicate the date and time to the Boards once available.

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

There were no District Counsel Reports.

**FOURTEENTH ORDER OF BUSINESS: Supervisor Comments**

Supervisor Upton provided an overview from the January 30, 2014 Investment Advisory Committee (IAC) meeting.

**FIFTEENTH ORDER OF BUSINESS: Adjourn**

The meeting was adjourned at 10:36 a.m.

**On MOTION by Terry Upton, seconded by Al Schmid, with all in favor, the meeting was adjourned.**

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Janet Y. Tutt  
Secretary

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Mike Berning  
Chairman