

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 6**

The Meeting of the Board of Supervisors of the Village Community Development District No. 6 was held on Friday, February 21, 2014 at 9:30 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Sally Moss	Chairman
Peter Moeller	Vice Chairman
Russ D’Emidio	Supervisor
John Calandro	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
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 Moss called the meeting to order at 9:30 a.m. and stated for the record that four (4) Supervisors were present representing a quorum. Joyce Edmonds was absent.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

D. Observation of a Moment of Silence

The Board observed a moment of silence to acknowledge those individuals who have served their Country and community.

E. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: District Property Management Reports

Erik Kellum, District Property Management (DPM) Supervisor, provided the Board with an update of the following items being addressed:

- Plant replacement for Morse Boulevard Phase I and Stillwater Trail is underway.
- Pine straw installation of Morse Boulevard and Stillwater Trail has been completed.
- Pine straw installation for District 6 villas and cul-de-sacs is underway.

Vice Chairman Moeller inquired how, if at all, the winter weather affected the landscape. Mr. Kellum stated the mild winter weather did not cause damage to the plant material.

CONSENT AGENDA:

Chairman Moss advised the Board that 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 Russ D'Emidio, seconded by Peter Moeller, with all in favor, the Board approved the following items included on the Consent Agenda:
THIRD ORDER OF BUSINESS: Approval of Minutes from the Board Meeting held on January 17, 2014.
FOURTH ORDER OF BUSINESS: Adoption of Resolution 14-04 revising the District's Investment Policy.**

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 and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2013 by \$90,721,445 (net position). Of this amount \$4,607,562 of unrestricted net position may be used to meet the District's ongoing obligations to residents and creditors.
- The District's total net position decreased by \$4,128,005. An additional decrease of \$1,236,014 resulted from the restatement of the beginning net position due to the early implementation of GASB 65. The restatement removed the balance of all unamortized issuance costs, rather than amortizing over the remaining lives of the bonds. The depreciation expenses for capitalized fixed assets as shown on page 27 of this report represent a significant decrease to the asset values, offsetting the net position increase resulting from donations and new additions. Depreciation expenses 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.
- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of \$10,769,306 a net decrease of \$1,704,854, compared to the prior year. Most of the reduction occurred in the Debt Service Fund and resulted from a reduction in the outstanding debt principal along with the refunding of the 2004 bond issue during Fiscal Year 2012-2013. Of the total, \$1,836,619 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 \$1,836,619 or 67.3 percent of total General Fund annual expenditures. This provides a healthy contingency for unexpected expenditures.
- The District's total long-term debt decreased by \$4,688,110 during the current Fiscal Year. The decrease relates to principle payments made on outstanding revenue bonds during the year ended September 30, 2013.
- During Fiscal Year 2012/2013, the District refunded the 2004 bond issues to lower interest costs. The Series 2004 Special Assessment Revenue Bonds with interest rates of 5.625%

and 5.80% was refunded at an interest rate of 3.0% to 4.0% on February 1, 2013. The 2013 bond matures on May 2035.

- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for unavailable revenue pertaining to assessments due in future years, which is a deferred inflow of resources. Assessments receivable decreased by \$5,176,415 during the year and has a September 30, 2013 balance of \$80,644,116.

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.

Chairman Moss stated the Audit Report shows that District 6 is very financially sound.

Supervisor Calandro stated the District's contingency is approximately 68% and inquired what contingency percentage is typical for governmental entities. Mr. White stated the contingency depends on the type of governmental entity, school boards are notoriously very low and Florida Statute requires a floor of 3%, which is very typical; whereas, an average city or county is around 25% - 50%.

On MOTION by John Calandro, seconded by Russ D'Emidio, with all in favor, the Board accepted the Audit Report for Fiscal Year 2012/2013 for Village Community Development District No. 6.

SIXTH ORDER OF BUSINESS: Old Business Status Update

There were no Old Business items to be addressed.

SEVENTH ORDER OF BUSINESS: Case D6-01-14 VCDD No. 6 vs. Lawrence Walewski

A. Staff Overview and Recommendation

Diane Tucker, Administrative Operations Manager, advised Case No. D6-01-14, Village Community Development District No. 6 vs. Lawrence and Robin Walewski, 888 Astor Way, Unit 118, Lot 122 is a violation of the District's Rule that specifically states: "Owners shall keep their Homesites neat and clean and the grass cut, irrigated and edged at all times..." On December 2, 2013 a complaint was received for miscellaneous debris in the yard and on December 3, 2013, the violation was verified and a Deed Restriction Reminder was written. After following the Procedures for Compliance of

External Deed Restrictions, a Notice of Public Hearing was sent January 14, 2014. Ms. Tucker advised there have been numerous complaints regarding the appearance of this property and Staff has verified that when the property owner brings the property into compliance, within a week's time there will be miscellaneous items placed back in the yard and on driveway. Staff is recommending the Board find the Owner in violation of the District's Deed Compliance Rule as cited by the Deed Compliance Staff; Owner has five (5) days to bring the property into compliance; If the property is brought into compliance within five (5) days of this Order of Enforcement, Case No. D6-01-14 shall be closed; If the property is not brought into compliance within five (5) days, there shall be imposed a \$150 fine to be paid within ten (10) days of the invoice; If the fine is not paid within ten (10) days of invoice the fines shall accrue daily in the amount of \$50 until compliance is met and has been verified by Staff. It is the owner's responsibility to contact Community Standards Staff to verify compliance.

B. Open Public Hearing to Receive Public Comment

Chairman Moss opened the Public Hearing at 9:54 a.m.

Robin Walewski, 888 Astor Way, advised the Board her husband is in the process of refurbishing a vehicle and they were advised that complaints have been filed about the appearance of their property and/or vehicle. Ms. Walewski advised in an attempt to address the complaints about the vehicle it is now stored in the garage; however, as work is being completed on the vehicle, items are being moved from the garage onto the driveway. Once the work is completed for the day, the items are moved back into the garage to be stored.

Larry Walewski inquired if the deed restrictions do not allow a property owner the ability to utilize their driveway. Valerie Fuchs, District Counsel, stated property owners are able to utilize their driveways for activities such as washing their vehicles but the deed restrictions prohibit "inoperable vehicles" from being kept on a driveway. The complaints received for this property pertained to the "neat and clean" provision. Ms. Fuchs stated it does seem as though there may be someone in the neighborhood who calls in a complaint if an item is left out too long, which Staff must then respond too. Because this issue has been ongoing Staff wanted to present the issue to the Board so that the property owners were aware the property must be kept neat and clean; however, Staff is recommending providing time for the property owner to come into compliance prior to a fine being issued. One of the revisions Staff is recommending be made to the Rule is providing for a process to address repeat offenses. This

case being presented to the Board provides a record should any additional complaints be received; those complaints could be addressed utilizing the new process, which includes a reduced notification time period.

Chairman Moss inquired if pictures presented to the Board could include the time the photo was taken, which would help to identify how long items may have been kept outside of the garage.

Ms. Walewski stated she would like the opportunity to discuss the concerns with the individual who is making the complaints to see if a solution can be agreed upon between the parties.

Ms. Fuchs stated Staff does advise the complainant that the property owners are allowed to have items on their driveway for a reasonable period of time.

Supervisor D'Emidio stated the ongoing complaints received make it difficult for Mr. Walewski and the Board to know what compliance in this instance would be defined as. Ms. Fuchs stated once the property owners come into compliance the case is closed. Should a future complaint about this property be received, Staff will confirm if a violation exists and if so, the shorter notification policy can be utilized to bring the case back before the Board for a public hearing.

Supervisor Calandro stated the residents of The Villages have chosen to reside within a deed restricted community, and the deed restrictions help to ensure the properties will be maintained over time. There are times when special considerations might need to be made by residents, in an attempt to be a good neighbor. Supervisor Calandro stated as of today it does not appear there is an issue; however, there will need to be something done to address the cause, and/or the real issue. Chairman Moss and Vice Chairman Moeller concurred.

Board discussion occurred and Staff and District Counsel responded to the Board's inquiries.

Vice Chairman Moeller stated in review of the pictures provided by Staff, he would state that the property has not been maintained to the "neat and clean" standard and would suggest the Board proceed with Staff's recommendation. Supervisor D'Emidio concurred.

C. Close Public Hearing

Chairman Moss closed the Public Hearing at 10:46 a.m.

On MOTION by Peter Moeller, seconded by Russ D'Emidio, with all in favor, the Board found the property owner of Case D6-01-14, 888 Astor Way, Unit 118, Lot 122 in violation of the District's Deed Compliance Rule as cited by Deed Compliance

Staff; Owner has five (5) days to bring the property into compliance; if the property is brought into compliance within five (5) days of this Order of Enforcement, Case No. D6-01-14 shall be closed; if the property is not brought into compliance within five (5) days, there shall be imposed a \$150 fine to be paid within ten (10) days of the invoice; if the fine is not paid within ten (10) days of invoice the fines shall accrue daily in the amount of \$50 until compliance is met and has been verified by Staff. It is the owner's responsibility to contact Community Standards Staff to verify compliance; if the fines reach a total of \$1,500, the case shall be turned over to District Counsel to seek all available legal remedies including seeking an injunction against the owner and authorize the Chairman to execute the Order of Enforcement.

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

The Budget to Actual Statements as of January 31, 2014 were provided to the Board as information only.

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

This was provided to the Board as information only.

TENTH ORDER OF BUSINESS: Staff Reports

Ms. Tutt advised beginning with the March 20, 2014 meeting all Village Community Development District No. 6 Board meetings will be held at Lake Miona Regional Recreation Center 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 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 meeting Staff did not believe it was necessary to do the same. However, if you would like the opportunity review the set-up of the room prior to the March Board Meetings please contact Jennifer McQueary, District Clerk.

Carrie Duckett, Manager of Customer of Support Services, 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.

ELEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel reports.

TWELFTH ORDER OF BUSINESS: Supervisor Comments

A. Chairman Moss: Investment Advisory Committee Update

Chairman Moss advised that the Investment Advisory Committee (IAC) met on January 30, 2014 and three (3) guest speakers provided an overview of the Districts' investments within the Florida Local Government Investment Trust (FLGIT) bond funds. It was suggested to the Committee that consideration be given by the Districts to re-open accounts in the FLGIT 0-2 year bond fund. Chairman Moss stated the IAC also reviewed and recommended the revisions to the Districts' Investment Policies, which were presented to the District Boards for approval this month. The IAC will hold its next meeting on Thursday, May 1, 2014.

B. Vice Chairman Moeller: PWAC Update

Vice Chairman Moeller advised the Project Wide Advisory Committee (PWAC) held a meeting on February 3, 2014, at which time the PWAC reviewed the following:

- The budget calendar for the Fiscal Year 2014/2015 budget process.
- Striping on the multi-modal paths. The PWAC chose not to proceed with the installation of a center line stripe on the paths; however, a consensus of the Committee was reached to install striping and reflectors where safety challenges are identified. Concerns related to the installation of a center line stripe included items such as; whether a center line stripe indicates to golf carts that passing is allowable; the utilization of the path by walkers or other modes of transportation; and the possible hazard the striping could be to bicyclists traversing the paths.
- The Committee reviewed the Project Wide cost allocation methodology and the consensus among the Committee was that the methodology, which is identical to the methodology the numbered Districts utilized for the bond assessments, remain the same.

- The presentation of award for the installation of the traffic signal at the intersection of Colony Boulevard and the multi-modal path will be made to the Sumter Landing Community Development District (SLCDD) Board on March 20, 2014.
- The PWAC reviewed the alternatives identified to address the ongoing depression issues that have occurred at Pimlico Pond; however, the estimated costs provided were very high and no guarantee could be made that the alternatives would eliminate the possibility for future depressions. The Committee directed Staff to continue addressing depressions when they occur.

C. Governance Improvement Committee Update

Supervisor Calandro stated when the Governance Improvement Committee (GIC) met the Committee felt it had addressed all items designated as high priorities and discussion occurred whether the GIC should continue meeting. It was suggested that there are other areas of opportunities that can be explored, inclusive of how the community, overall, is maintained and how the numbered Districts fit into this process. Having this type of informational meeting may identify other operational efficiencies or possible governmental processes to be stream lined. Items to be considered are: each District's participation in the overall costs to maintain the community, the individual Capital Improvement Plans (CIP) and collective purchasing procedures. The GIC will meet once Staff has an opportunity to consider how this can best be achieved.

Vice Chairman Moeller advised through a cooperative effort with the John Rohan, Recreation Director, a golf cart safety brochure has been printed which will be made available at the recreation centers and to The Villages Sales Offices to be provided to new residents and renters.

THIRTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 11:06 a.m.

On MOTION by Russ D'Emidio, seconded by John Calandro, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Sally Moss
Chairman