

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 7**

The Meeting of the Board of Supervisors of the Village Community Development District No. 7 was held on Friday, February 21, 2014 at 11:00 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Ron McMahon	Chairman
Ron Ruggeri	Vice Chairman
Niles Getz	Supervisor
Bill VonDohlen	Supervisor
Jerry Vicenti	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
Carrie Duckett	Customer Support Manager
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman McMahon called the meeting to order at 11:12 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. Observation of a Moment of Silence

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

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: District Property Management Reports

Eric Kellum, District Property Management (DPM) Supervisor, provided the Board with the following update:

- Morse Boulevard Phase 4 and Cr 466A pine straw application has been completed.
- Pine straw installation of villas and cul-de-sacs will begin in the next couple of weeks.
- Change out of annuals will occur in the upcoming month.

Vice Chairman Ruggeri requested a status update of the trimming at CR 466A and Canal Street. Mr. Kellum advised the high plant material was removed and ground cover was installed. Vice Chairman Ruggeri requested DPM review the location.

CONSENT AGENDA:

Chairman McMahon 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.

On MOTION by Bill VonDohlen, seconded by Ron Ruggeri, with all in favor, the Board approved the following items on the Consent Agenda:
THIRD ORDER OF BUSINESS: Approval of the Minutes for the Board Meeting held January 17, 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 and deferred outflows of the District exceeded its liabilities and deferred inflows as of September 30, 2012 by \$80,018,159 (net position). Of this amount, \$2,779,593 of unrestricted net position may be used to meet the District's ongoing obligations to citizens and creditors.
- The District's total net position decreased by \$4,639,145. Of this total, a \$1,049,820 reduction resulted from the restatement of 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 life of the bonds. The District's capital assets depreciated by \$2,204,181, which reflects the using up of the value of the capital assets over time.
- At the close of the Fiscal Year, the District's governmental funds reported combined fund balances of \$5,890,847, a net decrease of \$579,511, compared to the prior year. An increase of \$62,424 occurred in the General Fund, which was offset by a reduction of \$641,935 in the Debt Service Fund. The Debt Service Fund decrease was a result of the utilization of the principal payments collected in the prior to pay down the outstanding principal in the current year. Of the total fund balance, \$1,315,883 is available for spending at the District discretion as unassigned fund balance.
- The District's total long-term debt principal payments totaled \$3,745,498 during the current Fiscal Year. The decrease relates to principal payments made on outstanding revenue bonds and the due to developer liability during the year ended September 30, 2013.
- At the end of the year, unassigned fund balance of the General Fund was \$1,315,883 or 71.4 percent of total General Fund annual expenditures, a healthy contingency for unexpected expenditures.

- Special assessments are shown as assessments receivable. At the fund level, there is an offsetting line item for unavailable revenue, a deferred inflow, pertaining to assessments due in future years. Assessments receivable decreased by \$4,634,505 during the year and has a September 30, 2013 balance of \$67,698,581

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 Niles Getz, seconded by Jerry Vicenti, with all in favor, the Board accepted the Audit Report for Fiscal Year 2012/2013 for Village Community Development District No. 7.

SIXTH ORDER OF BUSINESS: Appeal of denial of ARC decision of Architectural/Modification Application #50566

A. Staff Overview and Recommendation

Valerie Fuchs, District Counsel, provided an overview of the appeal process, as information, for the Board and residents in attendance.

Diane Tucker, Administrative Operations Manager, advised Alteration/Modification Application #50566 submitted by Darold Frantz, 2514 Saffron Lane, is an appeal of the Architectural Review Committee (ARC) denial for the installation of a small prefabricated tool shed with matching roof, siding, attached to home, bolted to cement and landscaped. The application was submitted by Mr. Frantz on November 7, 2013, reviewed by the Committee on November 13, 2013, and denied because the shed was not compatible with the home. Ms. Tucker advised on November 27, 2013, the application was re-submitted to the ARC, with additional information. After hearing testimony from Mr. Frantz, the ARC upheld their decision to deny the application based on the District's adopted Rule which states: "All outside structures for storage or utility purposes must be permanently constructed additions and of like construction and permanently attached to the Home." Ms. Tucker stated Mr. Frantz submitted a letter requesting an appeal of the ARC's decision indicating the modification he made to his property was not considered a shed. Staff has included a copy of the letter of appeal, ARC application, letters

from the neighbors and photographs for Board review. Ms. Tucker advised Staff is requesting the Board of Supervisors review the information and provide direction to Mr. Frantz and Staff.

Vice Chairman Ruggeri inquired if the color of the shed matches the color of the home, as it does not appear to in the photographs. Ms. Tucker advised she believes the color was a concern of the ARC, and that the material of the shed was not the same as the home.

B. Open Public Hearing

Chairman McMahon opened the Public Hearing at 11:50 a.m. to receive public input.

Darold Frantz, 2514 Saffron Lane, advised he has additional information for the Board's consideration and stated adjustments to the original plan have been made. Ms. Fuchs stated Mr. Frantz has the right to go back before the ARC to provide the additional information; however, the District's Rule provides that sheds are not allowed unless they have met the previously stated requirements. Mr. Frantz provided an overview of the location of the shed and requested the Board overturn the ARC's denial.

Supervisor Vicenti advised he believes aesthetically, it is pleasing to the eye, and suggested Mr. Frantz readdress the ARC and reapply for the request. Ms. Fuchs stated the application must meet the ARC standards and requirements for approval.

Vice Chairman Ruggeri inquired if the property owner can ask for recommendations from the ARC. Ms. Fuchs advised the guidelines pertaining to the installation of a shed are provided, in writing, to property owners.

C. Close Public Hearing

Hearing no further public comment, the Chairman closed the Public Hearing at 12:06 p.m.

D. Board Determination

On MOTION by Bill VonDohlen, seconded by Niles Getz, with all in favor, the Board upheld the Architectural Review Committee denial of Alteration/Modification Application #50566.

SEVENTH ORDER OF BUSINESS: Old Business Status Update

Ms. Tutt advised there are no items on Old Business to be discussed.

Supervisor Getz requested a status update on the installation of the traffic signal at the intersection of Colony Boulevard and the multi-modal trail. Sam Wartinbee, DPM Director, advised a pre-bid meeting will be held the week of February 24, 2014 and the bid will be presented to the Sumter Landing Community Development District (SLCDD) Board for award at their March 20, 2014 meeting.

Supervisor VonDohlen inquired about the timing of the traffic signal. Ms. Tutt advised the signal sequence and process has been established by the Traffic Engineer; however, once the signal is functioning, if modifications are necessary they can be made.

INFORMATIONAL ITEMS ONLY:

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

The item was provided as information to the Board.

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

The item was provided as information to the Board.

TENTH ORDER OF BUSINESS: Staff Reports

Ms. Tutt advised beginning with the March 21, 2014 meeting all Village Community Development District No. 7 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, 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.

ELEVENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

TWELFTH ORDER OF BUSINESS: Supervisor Comments

A. Vice Chairman Ruggeri: PWAC Update

Vice Chairman Ruggeri advised when the Project Wide Advisory Committee (PWAC) formally addressed the installation of the traffic signal he did not vote in favor of the installation because he believes there will be issues following the installation. Vice Chairman Ruggeri expressed concern regarding the installation of the light, and suggested the District 7 Board consider take back the responsibility for Colony Boulevard.

Supervisor Vicenti advised if District 7 requested Colony Boulevard be removed from Project Wide, the expenditure of funds for the crossing would fall under the responsibility of this District.

Ms. Tutt advised the PWAC would not take action or discuss the removal of Colony Boulevard from Exhibit A because that discussion would be a policy decision of this Board, and does not fall under the PWAC purview. The PWAC also reviewed the Project Wide cost allocation methodology and suggested no changes be made.

Vice Chairman Ruggeri advised he will bring the cost allocation methodology discussion to this Board at a later date.

Vice Chairman Ruggeri suggested the Board send a letter to the Developer, requesting the Developer attempt to address the issue of dogs at the postal facilities.

Vice Chairman Ruggeri advised he has received complaints about residents parking boats on villa roads. Ms. Tutt advised if there is an obstruction of the traffic flow, residents can place a phone call to Community Watch or Law Enforcement and the issue will be addressed. Ms. Fuchs stated that there is no deed restriction that states that boats cannot be parked on the street. Ms. Tutt stated Staff is in the process of reviewing parking issues within the commercial District to identify if towing of vehicles is an alternative.

Supervisor Vicenti requested a status update be provided to the Board, once available. Further Board discussion took place regarding the parking on villas roadways.

B. Supervisor Vicenti: Governance Improvement Committee Update

Supervisor Vicenti stated the Governance Improvement Committee (GIC) met and felt it had addressed all items designated as high priorities. It was suggested that other opportunities could be

reviewed such as the utilization of a “town hall” type meeting” to identify if there are operational efficiencies among the Districts or alternatives to stream line governmental processes. Items to be considered are each District’s participation in the overall costs, 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.

C. Supervisor VonDohlen: Investment Advisory Committee Update

Supervisor VonDohlen provided an overview of the Investment Advisory Committee (IAC) meeting held on January 30, 2014. Supervisor VonDohlen 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.

THIRTEENTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 12:51 p.m.

On MOTION by Niles Getz, seconded by Jerry Vicenti, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Ron McMahon
Chairman