

**MINUTES OF MEETING
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT No 8**

The Meeting of the Board of Supervisors of the Village Community Development District No. 8 was held on Friday, February 21, 2014 at 2:00 p.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Dennis Hayes	Chairman
Kelly Flores	Vice Chairman
Sal Torname	Supervisor
Duane Johnson	Supervisor
Joe Elliott	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

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Hayes called the meeting to order at 2:00 p.m. and stated for the record that all Supervisors were in attendance representing a quorum.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Observation of Moment of Silence

The Chairman led the Board and residents in a moment of silence in observation of those who serve our Country and the community.

D. Welcome Meeting Attendees

The Board welcomed all those residents in attendance.

E. Audience Comments

Tony Villani, 1759 Lake Ridge Drive, requested clarification of the District's policy pertaining to the installation of circular driveway extensions. Valerie Fuchs, District Counsel, advised the provision in the deed restrictions state that property owners cannot extend or add driveways other than originally constructed. Ms. Fuchs stated the District 8 Board adopted has adopted these deed restrictions within it Matrix, which is utilized by the Architectural Review Committee (ARC) when modification applications are submitted.

Diane Tucker, Administrative Operations Manager, suggested Mr. Villani meet with Staff after the meeting so further clarification of the deed restrictions can be provided.

SECOND ORDER OF BUSINESS: District Property Management Reports

A. Landscape Maintenance

Dave Freeman, District Property Management (DPM) Supervisor, advised the Board that pressure washing is occurring throughout District 8.

CONSENT AGENDA:

Chairman Hayes 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 Joe Elliott, seconded by Sal Torname, 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 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, 2013 by \$93,287,456 (net position). This was a decrease of net position at the end of the preceding year of \$4,161,174. Of this decrease, a \$1,114,624 reduction resulted from the early implementation of GASB 65 which restated the beginning net position for the previously accrued bond issuance costs paid at the time the Special Assessment Revenue Bonds were issued in 2008 and 2010. Of the total net position, \$5,535,256 of unrestricted net position exists, and 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 \$2,425,061, a net increase of \$655,162, compared to the prior year. A reserve for renewal and replacement of \$1,500,000 existed at the end of this year, with the remaining balance of \$925,061 as unassigned fund balance.
- In prior fiscal years, District No. 8 completed the issuance of the special assessment revenue debt necessary to fund the infrastructure needed in all three Phases of the District. Active development of all three Phases is now complete and only 127 dwellings remain unsold. These residences are being used by the Developer as part of the lifestyle preview program. Only \$102,072 in additional capital assets were acquired in fiscal year 2012-2013, with depreciation expenses on existing capital assets amounting to \$2,466,077 which shows the need for the gradual replacement of these assets over time.

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 Joe Elliott, seconded by Sal Torname, with all in favor, the Board accepted the Audit Report for Fiscal Year 2012/2013 for Village Community Development District No. 8.

SIXTH ORDER OF BUSINESS: Old Business Status Update

There were no items on Old Business for discussion.

INFORMATIONAL ITEMS ONLY:

SEVENTH 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.

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.

Supervisor Torname requested clarification on the term length of the initial contract, which Staff provided.

NINTH ORDER OF BUSINESS: Staff Reports

Ms. Tutt advised beginning with the March 20, 2014 meeting all Village Community Development District No. 8 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.

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. Chairman Hayes: PWAC Update

Chairman Hayes advised the Project Wide Advisory Committee (PWAC) held a meeting on February 3, 2014 at which time the PWAC discussed installation of center line striping on the multi-modal paths. The PWAC chose not to proceed with the installation of the center line striping; however, a consensus of the Committee was reached to install striping and reflectors where safety challenges are identified. Concerns relating to the center line stripe included that the center line stripe would indicate to golf cart operators that passing is allowed; provide confusion that the paths are to be utilized by golf carts only and others, walkers, bicyclists, etc., are not able to utilize the paths; a possible slipping hazard to bicyclists traversing the paths. Chairman Hayes stated the Committee reviewed the Project Wide cost allocation methodology and there was a consensus among the Committee that the methodology would remain the same. The presentation of award for the installation of the traffic signal at 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 alternatives and a cost benefit analysis to address depression issues that have occurred at Pimlico Pond; however, the estimated costs provided were very costly and no guarantee could be made the alternatives would eliminate the possibility for future depressions. The Committee directed Staff to continue addressing depressions when they occur.

B. Chairman Hayes: Governance Improvement Committee

C. Chairman Hayes 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.

Supervisor Elliott requested clarification of the implementation of items included of the synopsis from the Chairman meeting held. Ms. Tutt advised the changes that received consensus will be implemented.

Supervisor Elliott suggested the Board discuss the February 2015 Town Hall meeting at the October 2014 Board meeting and schedule two (2) workshops to prepare for the meeting. Staff will include this item on the October 17, 2014 agenda.

C. Supervisor Torname: Investment Advisory Committee Update

Supervisor Torname advised that the Investment Advisory Committee (IAC) met on January 30, 2014 and three (3) guest speakers provided an overview of the Districts’ investable balances held with the Florida Local Government Investment Trust (FLGIT) bond funds. It was suggested that the Committee consider re-establishing accounts in the 0-2 year bond fund. Supervisor Torname 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. Supervisor Torname advised he believes the Districts’ investments are secure and safe.

William Saar, Hannover Terrace, requested clarification of the Architectural Review process. Ms. Tucker requested Mr. Saar meet with Community Standards Staff to review his site plan and requested modifications. Mr. Saar inquired if the Board has a variance process. Valerie Fuchs, District Counsel, advised under Chapter 190, the Board can only adopted the existing deed restrictions within its Rule.

Supervisor Elliott expressed concern regarding issues about dogs and some dog owners’ irresponsibility and requested Staff provide an update to the Board of options available.

Marie Lasinski, 1829 Pinnacle Place, advised there is an issue with residents not picking up after their pets, at the cul-de-sacs.

Mr. Saar readdressed the Board and thanked DPM for the installation of shrubs at the entrance of Ovieda Villas, but stated residents allowing their pets to utilize that area is resulting in the bushes dying. Ms. Fuchs advised the District has no authority to enforce any action pertaining to pet issues.

Supervisor Elliott requested Staff add the issue to the agenda for the March Board meeting to provide an opportunity for the Board Members to consider if alternatives are available to resolve the issue.

Ms. Lasinski suggested the Board determine if there are plants that could be planted to deter pets from utilizing an area.

TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 3:10 p.m.

On MOTION by Duane Johnson, seconded by Joe Elliott, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Dennis Hayes
Chairman