

# The POA Bulletin

Free Copy



The Property Owners' Association of The Villages

Issue 37.02

Champions of Residents' Rights Since 1975

February, 2011

## To Give or Not to Give Moffitt Center Equipment Fundraising

From the beginning, the POA has been fully supportive of bringing the Moffitt Cancer Center to The Villages (hereafter Villages-Moffitt), even encouraging a letter writing campaign by our readers over a three month period last spring, and we continue to be supportive. Our concern is to make sure that the information we are being provided from all sources is completely factual, especially when it is being espoused in the solicitation of funds for the purchase of equipment for the new Center.

In an effort to help Villagers understand exactly what is involved and why, the POA invited Mr. Pete Wahl to be our featured speaker at the January 18<sup>th</sup> POA Meeting and he graciously accepted. Mr. Wahl is President of the Villages Health Systems Foundation and coordinator of the fundraising effort to raise millions of dollars to pay for equipment for the Villages-Moffitt.

After reviewing the questions the POA wished to have answered at their meeting, Mr. Wahl declined our invitation and instead submitted the questions to the Villages Health System (hereafter VHS), so that they could provide what he thought would be more complete, written responses. However, the responses we received did not further enlighten us as many of them seemed to be a repeat of what had already been stated in media articles. So, we continued to research the issue and have now acquired more detailed information from two sources which are as follows: a) Information which was presented at the VHA Town Hall meeting in January where the speakers were Tim Hawkins, CEO of the VHS and Hospital, Phyllis Baum, CEO of the Leesburg Regional Hospital, and Dr. Craig Stevens, Professor and Chair of the Department of Radiology Oncology from

the Moffitt Cancer Center Research Institute in Tampa (hereafter Tampa-Moffitt), and b) Information which was presented at the POA General Meeting on January 18<sup>th</sup> where Dr. Norman Anderson, President of the Robert Boissoneault Oncology Institute (hereafter RBOI), spoke and answered written audience questions.

We are aware that many residents are interested in this topic, but not all want the same amount of information, so we will present our findings in three parts – (I) a summary of POA findings; (II) POA questions, written responses from the VHS, and statements from the VHA Town Hall Meeting speakers; and (III) the presentation to the POA by Dr. Anderson.

### PART I - Summary of POA Findings

1. The Moffitt Partnership (as opposed to the current Alliance) will allow for more opportunities to work together on research and many treatments will be able to be administered locally. Through technology, local oncologists will be able to interface with Tampa Moffitt specialists to plan treatment.

2. In the beginning, there will be just one Tampa-Moffitt employed physician – a ra-

diation oncologist, who will be on site at the Villages-Moffitt. The Villages-Moffitt will primarily use the local medical oncologists, who will lease space from the Developer (through the VHS) in the new Center. The Tampa-Moffitt will have oversight of the machine quality and the dosimetrists who do the radiation treatments, and the physicists who install and maintain the equipment.

3. The Villages-Moffitt will provide for all services – chemotherapy, diagnostics, radiation, and infusions to be performed in one building by individual practices leasing

*(Continued on page 2)*

## Villages Water Utility Sold (NSU/VWCA) Who Provides Your Water Now?

While you were enjoying your summer and fall activities, the Developer sold his water/wastewater and irrigation utilities serving The Villages south of CR 466 to NSCUDD – North Sumter County Utility Dependent District. You have to wonder why the Daily Sun did not publish a substantive article announcing the transaction.

First, let's recap the process for providing water and sewer services to Villagers. Initially the developer of The Villages builds and operates the water and sewer systems. As the community development progresses, these utilities are eventually sold by the developer. North of CR 466 this occurred in 1998 for the Village Center Service Area (VCSA) utility and in 2003 for the Little Sumter Service Area (LSSA) utility. Both of these utilities were sold to the Village Center Community Development District

*(Continued on page 5)*

**February 15, 2011**  
**THE NEXT POA**  
**GENERAL MEMBERSHIP MEETING**  
**Third Tuesday of the Month – 7:00 p.m.**  
**Laurel Manor Recreation Center**

**Janet Tutt, Villages Community Development District Manager, Speaking on “What’s New in District Government: the Utility Sale, etc.”**  
**Followed by Question & Answer Session**

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## Moffitt Equipment

(Continued from page 1)

space. In contrast, the RBOI provides just radiation therapy in its Villages facility.

4. We attempted to determine which linear accelerator would actually be purchased for the Villages-Moffitt. The \$2.4M RapidArc machine, which is the same one owned and operated by the RBOI and the one identified in the Foundation brochure, or a True Beam costing \$4.6M. In both the VHS written response and at the VHA meeting, it was stated that the Villages-Moffitt would be purchasing the exact same machine that was recently added at Tampa-Moffitt which we have been told will cost \$4.6M, but yet, the Foundation has not increased its goal by the \$2.2M differential.

In an effort to clarify this confusion, calls were made to Mr. Hawkins, VHS-CEO, but they were not returned. Finally, just before we went to press, the VHS personnel confirmed to a resident that they were in fact purchasing the True Beam instead of the RapidArc as originally stated. This would mean that their goal should have been revised, as they did when they decreased it due to the Lake Medical Partnership, to show the increased funds needed to purchase the True Beam. (It would appear the goal should now be \$7,020,000 instead of \$4,820,000.) The POA is not sure when or why this disconnect occurred, but we will continue to research this issue and report in the March Bulletin.

5. Mr. Hawkins stated that revenue from reimbursements goes to operating costs and is inadequate to cover the capital costs of the equipment and that because they are non-profit, they have to raise the money through donations. (POA comment - The Foundation is limited to donations for revenue, but the VHS is a revenue producing business and is permitted to save and use operating profits/surpluses only for other VHS needs.)

6. The VHS written response stated that, “Failure to raise the funds needed for equipment could delay the opening of the Cancer Center...” However, at the VHA meeting Mr. Hawkins stated that they made the decision that it would be much easier for the Foundation to raise money from residents for the cancer center equipment than to raise \$80M for the next hospital. HOWEVER, if the Foundation is unable to raise the full amount needed by the time the equipment is needed, the remaining amount required will be taken from the VHS and Hospital savings account, possibly delaying the ground breaking for the Brownwood Hospital.

7. We could find no evidence that the land for The Villages Cancer Center was donated by the Developer. It appears one of the Developer’s corporations will continue to own the land as well as the building he is constructing, which will be named the Moffitt Cancer Center at The Villages. The VHS will lease the building from the Developer’s Corporation. Therefore, staff writers for the Daily Sun and The Villages Magazine should refrain from incorrectly identifying the land as donated, as noted recently in their texts “...after The Villages developer donated land...”

### PART II - Moffitt Questions Posed by the POA with Answers from the Villages Health System written responses, and the VHA Town Hall Speakers

1. What is the difference between a Partnership with Moffitt and an Affiliation with Moffitt?

Ms. Baum, CEO of Leesburg Regional, advised that, “... the 2003 Affiliation with Moffitt opened the doors for quicker treatment for our patients. It allowed our local oncologists, when they were faced with complex cases, to be able to quickly make referrals to specialists at Tampa-Moffitt and get our patients in very timely to get treatment when time

(Continued on page 3)

## POA Mission Statement

The Property Owners’ Association of The Villages is an independent organization devoted to our home ownership experience.

The Vision/Objective of the POA is to make The Villages an even better place in which to live, where Residents’ Rights are respected, and local governments are responsive to the needs and interests of residents.

The POA serves Villagers through programs of education, research, analysis, representation, advocacy, and legislative action.

The POA also functions as a “watchdog” organization overseeing the actions of our developer and our local governments.

Specific POA attention is focused on housing, community, neighborhood, and local government issues. Special emphasis is focused on the Amenity Authority Committee (AAC), our Community Development Districts (CDDs), the Florida Chapter 190 law that regulates CDD operations, and our developer.

The POA has no ties or obligations to the developer of The Villages which might compromise the POA position or its advocacy of Residents’ Rights.

The POA, founded in 1975, is the original homeowners’ organization in The Villages. Membership is open to all Villages residents. □

## The Villages Residents’ Bill of Rights

**RESIDENTS have RIGHTS to:**

1. Be treated in a respectful, fair, and responsive manner by the developer and our local government officials.
2. Have decision-making authority for important issues in our community.
3. Elect our top government officials and approve appointments of the top administrative officials in our community.
4. Approve major purchases of common property and the related debt obligations assumed by residents.
5. Have local governments that are free of any conflict-of-interest issues.
6. Be charged honest monthly amenity fees that are used only for the stated purposes.
7. Receive full disclosure when purchasing a home here in The Villages.
8. Receive an objective market appraisal for major purchases of common property.
9. Receive objective, unbiased, un-slanted news reporting from local news sources.
10. Be informed beforehand by the developer on any major change in our community. □

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## Moffitt Equipment

(Continued from page 2)

was of the essence. It also afforded an opportunity to forward patients for cutting edge research and provided a great deal of education locally on cutting edge care for cancer, not just for patients, but for our physicians as well. The new Moffitt Partnership will provide more opportunities to work together on research without having to be on a referral basis. Many treatments will be able to be administered locally which will allow patients to participate much quicker when treatment is needed. There will be services on site and the ability for the local oncologists and specialists to link with Moffitt specialists in Tampa. Through technology, they will be able to interface together and plan treatment.”

2. Is this really the Cancer Center that we are envisioning or is it a consolidation of current caregivers in the Villages area with a skeleton staff of Moffitt employed supervisor.

Mr. Hawkins advised that, “... in order to provide full medical services here in the VHS, they wanted to expand the program and build a cancer center so that Villagers could have everything performed within the cancer center – chemotherapy, diagnostics, radiation, infusions, pretty much everything – ‘attached’ to the hospital so that it is all in one campus setting – You won’t have to leave the building to receive your services.”

Dr. Stevens reported that, “... there will be direct oversight of patient care from the radiol-

ogy oncologists that do organ specific care in Tampa – specialists – to assess and plan treatment, without necessitating patient travel to Tampa. Additionally, other services such as survivorship services, genetic testing and screening, etc. will be available. The Center will primarily use the local medical oncologists, who will use procedures similar to or identical to what they use at Tampa-Moffitt. The Center will provide continuity of care in a way that you don’t have to go to six different offices. All of the medical service providers in the Center will work as a team as opposed to individual practitioners. Very few patients will need to go to Tampa as the vast majority of patients (breast, lung, colorectal, prostate cancers, etc.), will be able to receive all of their treatment, including any required surgery, right here in the VHS. Only in cases where there are unusual clinical trials would the patient have to go to Tampa for treatment...”

Mr. Hawkins added that “...the Center will have a cancer navigator, who will be an oncology certified nurse who will talk to you as soon as you are diagnosed and provide rapid options for you within the network or outside of the network – the key is patient comfort with the provider. Once a decision is made to stay in network, the navigator will sit down with you, Dr. Stevens, the surgeons, the medical oncologists, the social worker, and say here’s your course of treatment. The navigator will help you get your appointments with the medical oncologists, etc. and will have your

case presented at the tumor conference where they will have a room full of experts reviewing all of your data – your lab work, your X-rays, etc. The navigator services will continue until you are declared a survivor.”

3. How will overall services of the Villages-Moffitt compare to those provided at the Leesburg-Moffitt, by the RBOI currently, and after RBOI affiliates with the Mayo Clinic?

The VHS written response stated that the “...RBOI provides radiation therapy which is one of the components of a full service comprehensive cancer program. The Villages-Moffitt and the one at Leesburg Regional will mirror each other. They will offer complete cancer care with specialists in all fields of treatment. For example, the Villages-Moffitt will feature a Varian True Beam Linear Accelerator, the same equipment that is currently being installed at the Tampa Moffitt Headquarters.”

Dr. Stevens pointed out that, “... this piece of equipment is brand new – (the 26<sup>th</sup> unit that was manufactured) and just went into operation this month (January). The difference between this machine and former ones is that various technological improvements have been added on to the older ones, which are excellent machines, but they are more complicated to use. The new machines have all the technology improvements integrated into the machine itself so it’s very straight forward for the therapist to use and the treatment should be faster.

He noted that the Tampa-Moffitt will have direct oversight of the machine quality and of

(Continued on page 4)

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## Moffitt Equipment

(Continued from page 3)

the dosimetrists who do the radiation treatments. The physicists who install and keep up the machines will actually be Moffitt staff, so the plans for machine maintenance will be done to the same standards that they use in Tampa. Also, we will be applying for American College of Radiation Certification of the machines as soon as they have a year of data which is required before you can apply.”

4. Why did the estimated cost of the equipment rise from \$2M to \$6.32M?

The VHS written response stated, “the initial \$2M was just the cost of the linear accelerator without any attachments or special equipment. It did not include any of the diagnostic

equipment necessary for a comprehensive cancer center. The \$6.32M includes all the diagnostic and therapeutic equipment specified by the Moffitt Cancer Center professionals.”

(POA Note: See Part I Summary, #4, page 2 – there appears to be some confusion...)

5. Did the agreement with Moffitt require that all of the specialized equipment needed for their operation be housed in the Center itself, even if there was comparable equipment located at an institute about 1,000 yards away? If so, explain why.

The VHS written response was, “No, with the approval of Moffitt, through our partnership with Lake Medical Imaging, we are utilizing their state of the art PET/CT Scanner already located in the Sharon Morse Building adjacent to the Moffitt Cancer Center. That partnership reduced the needed donations by \$1.5 million dollars.”

6. Is the duplication of other equipment necessary?

The VHS written response was, “The equip-

ment that will be utilized in the Villages-Moffitt was selected by Moffitt staff and is the latest, most up to date, state of the art technology on the market. It is absolutely essential to creating a comprehensive program of care.”

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## POA says “Thank You”

We would like to say “thank you” for the tremendous response of members renewing their 2011 POA memberships and also for the many new members who have joined with us as a way of supporting Residents' Rights for all Villagers. So, if you haven't yet joined with us or renewed your membership, now is a good time to fill out the Membership Form on page 19 of this Bulletin. If you are not a ‘joiner’, but appreciate the efforts the POA volunteers are making on your behalf, you can always simply mail in a donation to help defray our costs. The 20 page monthly Bulletin alone costs over \$75,000 annually to just print and distribute to approximately 38,000 homes in The Villages. Our mission is to keep each of you informed of facts about issues which we believe may not have been clearly or fully presented in other media.

We would also like to cordially invite you to attend one of our monthly meetings,

(Continued on page 5)

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## POA Thank You

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which is where we are alerted to possible problems that residents are experiencing, i.e. vinyl siding issues, ER waits, etc. The POA meeting is held the third Tuesday of each month at 7PM at Laurel Manor.

A typical meeting consists of about 30 minutes of organization business; 30 minutes of an open forum where attendees can ask any questions they want us to find answers to, or present problems they are facing; and a guest speaker who will talk for approximately 15 minutes and answer questions for 15 minutes, which concludes the formal part of the meeting. Attendees are then invited to join us in some social time where the POA provides free coffee and donuts to the attendees.

(The month's speaker can always be found in the box at the bottom of the front page of the Bulletin.) □

## Villages Water Utility

*(Continued from page 1)*

(VCCDD), which issued Utility Revenue Bonds, to fund the purchase. The VCCDD issued approximately \$31M and \$86M of bonds respectively to purchase VCSA and LSSA. These utility bonds are among the tax-exempt bonds that are being analyzed by the IRS as a part of a review started in January of 2008.

South of CR 466, residents receive potable water and wastewater services from NSU and irrigation water from VWCA, which were both built by the Developer. Back in October of 2008, the Developer was in the process of selling NSU and VWCA to the Sumter Landing Community Development District (SLCDD) in a process similar to that used in the sales to the VCCDD. The SLCDD board authorized the issuance of an amount of bonds not to exceed \$200M (with an expectation that the amount would be

around \$175M) for the purchase. The process was halted February 13, 2009, due to "current economic conditions" according to SLCDD meeting minutes.

Apparently, beginning this past summer, the Developer approached Sumter County officials requesting the creation of a "dependent" district (FL Chapter 189) to purchase NSU and VWCA and provide water, wastewater and irrigation to a service area of approximately 7,700 acres in the Sumter County portion of The Villages south

*(Continued on page 6)*

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## Villages Water Utility

(Continued from page 5)

of CR 466. The Sumter County Board of County Commissioners approved the creation of the district (NSCUDD) and appointed a board of directors – Gary W. Davis (Chairman), John F. (Fred) Gibbons (Vice Chair), John E. Davis, Charlie Smith and Erik Greulach.

(Note: beginning in 2012 this board will start the transition to be elected by qualified electors in the district). The board entered into an agreement with the VCCDD to provide system management (including accounting, billing and customer service). With the framework in place, this appointed NSCUDD board entered into negotiations with the developer for the sale of the utility system.

Key to the sale was the determination of

the value of the system. As was done in previous Developer sales of utility systems and recreational amenities, seller and purchaser each had a valuation analysis done by an appraiser of their choosing. The valuation was done utilizing the “income approach” which analyzes the revenue stream versus the costs and expenses of operating the business over the length of the financing period, in this case 33 years. The valuation results in a net present value of the business, taking into account the cost of capital via an assumed discount rate.

It was at this point in the process that a reading of meeting minutes shows a significant departure from earlier CDD purchases from the Developer. As mentioned above, NSCUDD had hired the VCCDD staff to provide management services. As part of that arrangement, Janet Tutt became the district manager for NSCUDD. Ms. Tutt's experience in utility matters quickly became evident. With the support and expertise of her able staff, she negotiated several key changes

to the contract of sale proposed by the Developer. For example:

- In the past, the two valuation reports, if different, would have been averaged. Ms. Tutt advised the seller that since NSCUDD was a Chapter 189 created dependent district it had the power of Eminent Domain and therefore would likely be successful in acquiring the utility system at the lower valuation through a condemnation action. As a result, the sale was valued at the purchaser's valuation, which was about \$16M lower than the valuation submitted by the seller.

- Obtained a commitment from the seller to also provide a ninety (90) day Working Capital Fund (approximately \$1.2M).

- Received seller's agreement to pay for the actual cost of issuance of the bonds (approximately \$3.6M savings).

- A further amendment to the contract stated that the final purchase price would be adjusted depending on the actual interest rate of the bonds. This was particularly crucial as

(Continued on page 7)

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## Villages Water Utility

(Continued from page 6)

interest rates were rising and amounted to a more than \$3M reduction in profit to the seller on the deal.

•Since the projected revenue stream is dependent on the timely connection of new homes to the system, the contract was further amended to include a Utility Revenue Guaranty Fund. This fund of \$2,744,460 will, if necessary, provide seller funds to the purchaser, at the rate of \$60 per home per month, if new homes do not come online according to the connection schedule assumed in the revenue plan.

The result appears to be a new government operated utility with a reasonably sound

financial structure, capable of sustaining itself through build-out of the system. Given the lower level of borrowing negotiated, the reserves put in place and the revenue guarantees established, it seems likely that this utility will avoid the financial issues experienced in the utility sales to the VCCDD.

It is clear from reading the meeting minutes and from the amendments made to the contract of sale that things have changed in The Villages. The District manager and her staff have done a good job representing the interests of our residents. Another good sign is that the NSCUDD board, as reported in their meeting minutes, was very actively engaged in this process, asking key questions, insisting on detailed explanations and having lively discussions over the issues. We extend our appreciation to the NSCUDD board and to Ms. Janet Tutt and her staff for a job well done. We also like the idea that this water utility will ultimately have a board of directors made up of residents elected by resi-

dents, rather than the Developer “elected” board for the water utilities north of CR466.

Ms. Janet Tutt, Villages Community Development District Manager, will be the featured speaker at our February 15, 2011 POA meeting, which will be held at Laurel Manor at 7PM. She will address this topic, as well as many others, and will answer any and all of your questions. □

## ROOF SHINGLES

### Update from Owens Corning

We have received the following statement from Logistics & Customer Operations: “Owens Corning has elected to replace affected roofing materials where blistering is verified upon physical inspection by Owens Corning representatives as causing performance issues. This offer is extended to any homeowner at The Villages whose Supreme® or Classic® roof shingles were installed between 2003 and 2006, regardless of level of ownership (first, second or subsequent owner).

Owens Corning advises that blistering was found on only a fraction of The Villages houses inspected to date, and that the blistering found was typically in only small areas of the roof. Owens Corning assures us not all blistering results in a performance problem with the shingle. In the unlikely event of blis-

(Continued on page 8)

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## Roof Shingles

(Continued from page 7)

tering that creates a performance problem, the blistering usually presents within the first 5 years after installation. As such, Owens Corning has extended its offer to replace Owens Corning™ Supreme® and Classic® 3-tab shingles where blistering was determined to affect the performance of the roof by providing material and labor to replace the defective shingles. This offer will extend through December 31, 2011, allowing ample time for inspection and replacement.”

Additionally, a Product Quality Representative at Owens Corning Customer Response Center has advised us that "A homeowner who receives a claim packet (letter, claim

form, request for photos, samples) should just hold onto it at this point. Owens Corning will inspect their roof and will send written correspondence as to the status of their roof. If at that point Owens Corning needs further information they will work with either the homeowner or the roofer." The POA suggests that if a homeowner does not hear from Owens Corning after a reasonable time, they should call 1-800-ROOFING again to inquire about the status of their claim, referring to the claim number shown on the cover letter in the claim package.

Owens Corning has provided responses to some frequently asked questions below:

Q: "Someone knocked on my door (or sent a flyer) and offered to inspect. Should I allow them?" A: Only Owens Corning repre-

sentatives should be inspecting for the purpose of warranty claim resolution. If you have a concern and your roof meets the criteria of being Owens Corning Supreme® or Classic® roof shingles installed between 2003 and 2006, you should open a claim by phoning 800-ROOFING (800-766-3464). Once a claim has been established, an inspection of your roof by Owens Corning personnel will be scheduled as quickly as time permits.

*NOTE: Owens Corning representatives will have an Owens Corning Issued Photo ID Badge to verify their identity and affiliation with Owens Corning.*

We will include additional questions and answers provided by Owens Corning for your review in the March issue. □

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Shelley Pfaff, POA Distribution Manager,  
352-259-3611 □

## Correction

There was an error in the January Lake Quality Dental ad which has now been corrected. □

## AAC Meeting January 12, 2010

### Water Usage Report -

Trey Arnett (Arnett Environmental), who provides utility engineering services for district governments in The Villages, updated the Committee on water usage in The Villages. While August of 2010 was a good month for rainfall, overall we are at a 21" rainfall deficit from the previous year. The forecast is for abnormally dry conditions at least until spring. It is anticipated that the water management districts will soon reduce allowable irrigation to once per week. District governments have been advised to curtail planting of new materials until significant rainfall is experienced, hope-

fully in the June and July time period.

### Old Business Topics Included:

- The AAC approved installation of one street light per postal station in the Marion County portion of The Villages, which were the only postal facilities without lighting in the parking lots.

- Multi-Modal Paths - Richard Busche of Kimley-Horn reported that Paradise Park is complete, the Buena Vista Boulevard and El Camino Real paths are nearly complete and the Morse Circle bypass trail will be substantially

*(Continued on page 10)*

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# AAC Meeting

(Continued from page 9)

complete on January 14<sup>th</sup>, with final completion to occur in early February.

- The AAC approved the project to widen and reconstruct the Mira Mesa/Chula Vista trail. This project will likely be sent out for bids in the April/May timeframe in order to have construction take place during the summer months when usage is at its lowest.

- The Committee directed staff to repair the damaged areas of the golf cart path on the east

side of El Camino Real across from Freedom Pointe, adjacent to the tunnel.

- Announcement was made that the Multi-Modal Path Work Group is holding a public input workshop on Saturday January 22<sup>nd</sup> at 10 a.m. at the Savannah Center.

- The new president of RDOG spoke to the Committee and stated that he had called a special membership meeting for February 7<sup>th</sup>, to address resident and Committee concerns regarding oversight at the Mulberry Dog Park.

### New Business:

- The AAC approved a budget calendar for preparation of the fiscal year 2011-12 Budget. The process will begin with a workshop on March 2 at 1:30 p.m. in the District Board Room to provide input and direction to the staff.

- A Consent Agenda, which included the purchase and installation of billiard tables at La Hacienda and declaration of a single/sole source provider to obtain Precor fitness equipment, was approved.

### Informational Items:

- A new, more informative Gate Incident Report was provided by staff. While some committee members challenged the value versus the expense of creating, it was decided to continue for one more month.

- The AAC was introduced to the new Deed Compliance Manger, Jim VanOstram, replacing Nick Xenos who has retired.

### Reports Included:

- Staff reported that there will be an AAC joint meeting with the SLRDD to discuss the role of resident advisory groups. The meeting will be held on January 19, 2011 at 1:30, at the Laurel Manor Recreation Center.

- A resident proposal to create a children’s playground north of CR466 was referred to staff to be placed on the list for consideration at the budget workshop.

Please go to [www.districtgov.org](http://www.districtgov.org) website for official minutes, agendas and meeting schedule.

**Next AAC Meeting – Wednesday, February 9th, 1:30 P.M. at the Savannah Center. Everyone is welcome!** □

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# Moffitt Equipment

(Continued from page 4)

Mr. Hawkins, CEO of the VHS, provided a slightly different answer to this question when he stated that, "... when they were negotiating the agreement with Tampa-Moffitt, the VHS representatives observed the Tampa Center equipment and the VHS volunteered that they would put that same equipment in the Villages-Moffitt, so that all of the Tampa-Moffitt medical service personnel would be completely comfortable and familiar with all the pieces of equipment."

6. Is there a way to finance the equipment other than through donations?

The VHS written response was, "With normal revenues all going to operations, and Medicare reimbursements being reduced (85% of our patients are on Medicare) donations are needed to fund capital costs. Revenue from reimbursements goes to operating costs and is inadequate to cover capital costs." Mr. Hawkins stated that, "we are non-profit. We don't

have profits in the hospital or health system industry so we have to raise the money to buy this equipment." (POA Comment – *It is our understanding that non-profits are able to earn a profit, more accurately called a surplus, but all such earnings must be retained by the organization for its self-preservation, expansion and future plans. Earnings may not benefit individuals or stake-holders. In the VHS their profits/surpluses have been accumulating to go towards the construction of the Brownwood Hospital, but they could also be used for the Villages-Moffitt equipment. Thus, charitable contributions to the Foundation are not the only source of funds available for this purchase – previous year surpluses/savings account funds from the operation of the VHS could also be used for that purpose. Additionally, the VHS could elect to fund equipment costs through direct or third party leases.*)

7. What happens if the entire amount of money needed has not been raised by the time the equipment is needed?

The VHS written response was, "Failure to

raise the funds needed for equipment could delay the opening of the Cancer Center which is currently scheduled for August."

Mr. Hawkins answered this same question as follows: "We are going to go ahead with the cancer center but if the Villages Foundation does not raise the full amount we will have to take the amount we need to buy the rest of the equipment out of our savings account. If we have to do this it could possibly delay the ground breaking for the Brownwood Hospital. It was our decision that it would be much eas-

(Continued on page 12)

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# Moffitt Equipment

(Continued from page 11)

ier for the Foundation to raise money from the residents for the cancer center equipment than to raise \$80M for the hospital.”

8. Will the Developer maintain ownership of the land and the building, and receive the lease payments, so that eventually the Developer will receive profits from his investment?

The VHS response was, “The VHS has made the business decision to lease (not own) the building. The same is true with another

developer in Leesburg. All of the equipment purchased from donations will belong to the VHS. The decision to lease allows us to preserve funds for other projects like a new Villages Hospital in Brownwood. Furthermore we were able to begin construction of the Villages-Moffitt this past fall only because of the Developer’s willingness to fund the construction of the building and the community’s commitment to raise the funds for the equipment...”

Mr. Hawkins added that, “the developer agreed to go ahead and build the second wing of the Sharon Morse Building which was designed as a second wing to come off of the rotunda. Plans had just been shelved because they didn’t have a need for it and we thought that would be great to turn that into a cancer center. The developer thought that was a great

idea as well.”

9. Town Hall Question – Concerns have been raised by some local providers: What will the association with local oncologists be, in particular, the (RBOI), who have expressed some concerns about the validity and necessity of needing additional equipment beyond what may already be available?

Mr. Hawkins answered that, “...the RBOI is an excellent clinic and he doesn’t have anything to disparage their services, except they only provide radiation therapy. They are not a true service cancer center. They don’t have diagnostics, or chemotherapy, and they don’t have medical oncologists. You go there for your radiation therapy and then you have to go elsewhere for the services and that’s what we saw as the fragmented services here in The Villages. The RBOI equipment is fine and the Villages residents still have a choice. They can continue to go there, or they can come to our cancer center where we have the full services, the tumor conferences, the multi-modalities, physician meetings where everyone

(Continued on page 13)

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## Moffitt Equipment

(Continued from page 12)

discusses your case, you can have all of your services take place under one roof and you have the back-up of the hospital should you need surgery, etc. We will be providing a complete package from start to finish including the cancer navigator program.”

### PART III – Presentation to the POA by Dr. Anderson from RBOI on The ‘Duplication of Medical Services in The Villages’

(POA Note: We had a standing room only crowd (about 375) who showed their appreciation for the information Dr. Anderson had shared with them by giving him a standing ovation at the end of his presentation. It was so well received that we are sharing those parts of his presentation that we believe were relevant to our current discussion. However, as you read his comments, we want to remind you that Dr. Anderson is not only a Radiation Oncologist, but

a very astute businessman. He does have the possibility of a financial impact as a result of the creation of the Moffitt Center here in The Villages.)

“The most recent statistics would indicate that one half of all males and one third of all females in this country will be diagnosed with cancer in their lifetime. This creates tremendous emotional vulnerability for each of us at a time when trust is so very important. You have raised excellent questions and I would like to use this time that we might gain information together concerning not only your questions

but also your health decisions.

The affiliation the RBOI presently has with the Tampa-Moffitt is designed to facilitate referrals for tertiary care and second opinions. It also provides for guest lecturers from Tampa-Moffitt to present in the local community on various topics. What was described as part of a partnership, however, is already included in our affiliation with Tampa-Moffitt, to be explained shortly. From visual impression, a partnership would appear to offer a branding of the Moffitt name.

It was confirmed to us last week by Dr. Craig Stevens, Chairman of Radiation Oncol-

(Continued on page 14)

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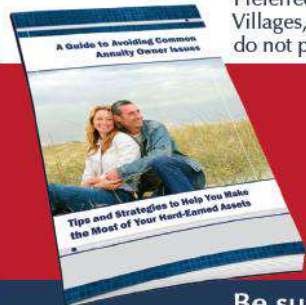


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## Moffitt Equipment

(Continued from page 13)

ogy at Tampa-Moffitt, that only one physician, i.e. a radiation oncologist, would be coming to The Villages. We discussed with other departments at the Tampa-Moffitt whether they would have an active presence. All indicated there would be no full time presence from members of their departments. Thus, there will be one MD physician from Tampa-Moffitt in The Villages.

Dr. Anderson continued by stating, I would

like to remove the branding of "Our Moffitt Cancer Center", if I might, to facilitate a realistic comparison between the two entities...that is, a comparison between the RBOI and the entity whose contract represents the new Center i.e. The Central Florida Health Alliance/Moffitt (hereafter CFHA).

It was stated that the medical service providers in the new Center will work as a team as opposed to individual practitioners. But in reality, for both entities, (RBOI and Villages-Moffitt), the diagnostic radiologists, the medical oncologists, and the surgeons in our area are individual practitioners, and their professional services overlap between the two entities. They are not employees of the VHS or RBOI, with the exception of Moffitt's employment of a radiation oncologist. The individual local practitioners make recommendations

based upon their years of formal training and professional experience. They are not limited to participation with the Moffitt but also have the flexibility to affiliate with other institutions as is planned with Mayo Clinic.

Tumor conference boards, where patient's diagnosis and treatment options are discussed in great detail, have existed for decades and are utilized regularly. What is proposed under this partnership is merely an expansion of something already utilized. Virtual conferencing requires a camera which can be purchased for less than one hundred dollars, and a monthly Internet service. For \$150 dollars you're up and running. We are in the stages of creating such conferencing with Mayo Clinic. It did not require the duplication of \$5M of equipment to accomplish this.

Dr. Anderson continued, I am perplexed as to what treatment machine will be placed into The Villages since there is a definite difference as to what is said...and the budgeted price. For example, a True Beam, the machine described to you recently by CFHA/Moffitt... would cost \$4.6M. The statement was made that the facilities in Leesburg would mirror The Villages.... does that mean \$9.2M will be spent for two linear accelerator treatment machines? A True Beam treatment machine, serial #26, has been placed in the Tampa-Moffitt. If, in fact, the machine to be placed in The Villages is the budgeted \$2.5M, it seems impossible that it would be a True Beam. The applicability of this machine's technology would be utilized for a very small component of patients requiring

(Continued on page 15)

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## Moffitt Equipment

(Continued from page 14)

treatment and, as a result, it would be hard to justify a True Beam's cost as the only machine in the Villages-Moffitt. In addition, the billing of charges for this technology could hardly be justified for the vast majority of patients. That means that the equipment requested by Tampa-Moffitt and pledged by CFHA, is more in line financially with a RapidArc. This machine would then exactly duplicate what is already present at the RBOI, including every other piece of therapeutic equipment requested.

A building for chemotherapy is only used once weekly...every other week...every third week...or once a month. Radiation therapy is delivered each day or twice a day. Thus, there is NO need to be in the same building since chemotherapy and radiation therapy are NOT given together EACH day of treatment.

No one's treatment requires visits to six different offices. Initially, diagnostic studies may require more than one office to visit, with the distance in this case being...a driveway.

A building by its mere presence does not make a team of physicians. All of these physicians are individual practices. Putting them in one building does not change that fact or create a team, nor does it remove them from their present locations. Cooperation and communication make a team, and that is independent of a physician's location.

Many universities are diversifying their specialty's location in order to reduce patient stress

by providing a less overwhelming environment. Otherwise, patients begin to feel like numbers...not whole people. The University of Florida now uses five separate facilities in Gainesville alone that are not contiguous in location, but rather are spread out from one another to accomplish this goal.

At the RBOI, equipment includes two Varian linear accelerators, one of which is a \$2.5M RapidArc. These are maintained by two of the finest in-house former Varian engineers...with full time presence and are readily available. Our quality control is second to none.

Our accreditation is the same as Tampa-Moffitt...that is, the American College of Radiology.

Our affiliation status with Mayo Clinic will include virtual conferencing, with an ultimate physical presence. We are already affiliated with Tampa-Moffitt, and virtual conferencing could certainly be expanded with them. We are not limited to one institution, but have the flexibility to refer to any tertiary care center. These decisions will be made always with the

inclusion of your primary care physician.

An example would be referral to Orthopedic Oncology (University of Florida) for those malignancies that originated in either bone or muscle. Some academic centers have a greater reputation for certain oncologic specialties.

Dr. Anderson stated that he had the pleasure of having dinner with Dr. Craig Stevens as well as the Chairman of Neurosurgery (Tampa-Moffitt) many months before any announcement was made. We discussed how we might better serve our patients together. The equip-

(Continued on page 16)

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# Moffitt Equipment

(Continued from page 15)

ment that is part of our practice was reviewed, but location was not specified. After the official announcement of the Moffitt Radiation Oncology contract with CFHA was made, I called Dr. Stevens to discuss the circumstances.

After a long pause in the conversation with Dr. Craig Stevens...he stated, "I am so deeply sorry. I had no knowledge that you had a physical presence in The Villages."

However, it is a credit to RBOI's level of care and sophistication that the Moffitt staff,

without prior knowledge, independently selected the equipment that entirely duplicates what is already present in The Villages.

In essence, Dr. Craig Stevens indicated to me he was never informed of the duplication.

The cost of radiation treatment is significant. In order to provide this service a threshold number of patients must be served. Less than this number dilutes professional and technical excellence, and incentivizes two untoward events. The first reduces staff, potentially compromising care. The second increases complexity of treatment, without ever decreasing side effects or increasing cures, but definitely

increasing the overall cost of medicine.

If one dilutes the threshold number of patients to less than one's overhead, then donations become important in order to offset the financial shortfall.

Everyone is entitled to objective, factual information: the Moffitt as to the duplication of equipment...the residents as to the duplication of equipment...knowledge of the actual number of physicians coming...the more than adequate number of machines already present...or patient's treatment decisions manipulated at a time in their lives when they are most vulnerable. For it is not a place...it is a purpose, a plan, a person and people we call physicians that make the difference. It is not the echo of a large building, an overhead intercom system, or the sound made by a treatment machine that makes the difference. It is the physician that makes...the difference."

## POA Concluding Remarks

We have presented as much information

(Continued on page 17)

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## Moffitt Equipment

as we have been able to find and verify. We hope this will add to your understanding of the Tampa-Moffitt Partnership with the VHS and that it will be helpful in your decision on whether or not to contribute to the purchase of the equipment for the Villages-Moffitt. Now it is up to each of you to make your own decision. □

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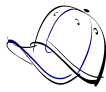
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## \*\*\* LETTERS TO THE EDITOR \*\*\*

### Roof Shingles Check The Ridge Cap

After several of my friends and neighbors learned of the Owens Corning shingle problems by word of mouth, and more recently, in the VHA Voice, as a retired builder and an objective observer I was asked to take a look at their roof shingles. I have looked at quite a few now, in several neighborhoods including villas, ranch and designer homes.

Blistering of the shingles and subsequent shedding of the granule coating was found in varying degrees, as expected, on several patio villas and courtyard villas, where certain 3-tab shingles were installed and I advised my friends to contact Owens Corning at (800)-ROOFING to initiate the claim.

Owners of ranch homes and designer homes built within the affected time (2003 to

2006) may want to have their roof shingles checked because even when the heavier architectural shingles are used for the main roof surfaces, it is common for the ridge caps that bend over the peaks to be fashioned from more flexible 3-tab shingles--perhaps the same shingles that were used for villa homes during that period.

In a telephone conversation with an Owens Corning representative, I was informed that all shingles that have the blistering problem will be replaced--**until the end of 2011**. The representative said Owens Corning would send a statement, for publication in The Bulletin, explaining how they are handling the issue. It is good to see that the manufacturer is acting responsibly, but homeowners need to do their part by filing a claim and having their roofs checked. And don't overlook the ridge cap shingles!

Ray Micucci □

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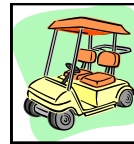
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## \*\*\* LETTERS TO THE EDITOR \*\*\*

### 2011 Resolution Join The POA

This time of year many of us are making New Year's resolutions. The most popular resolution we make is to lose weight. The second resolution we should make this New Year is to educate ourselves on our local government and our rights as a homeowner. Join the Property Owners' Association (POA) and come to the meetings.

I joined the POA because it has no special interest or hidden agendas. They fight for your interest as a resident and homeowner. We have one developer and one form of government, so we need a check and balance. That is what the POA does best. They insure that any decision made by the developer and government is in the best interest of the residents. The POA gives the residents an option to go where they can get answers to their questions. In my opinion, the POA has been a major factor in maintaining our high quality standard of life.

The POA has many accomplishments. The one that I feel had the biggest impact, was the class action lawsuit, which was filed by leaders of the POA on behalf of all of the residents north of CR466. It secured \$40+M in funds for their amenity budget to make up

deficits from the various recreation facility transfers to the VCCDD. Those of us living south of CR466 still have a large number of recreation facilities to be transferred to the Sumter Landing Community Development District (SLCDD) which will presumably occur once the IRS investigation is complete.

We need the POA leadership to be looking out for us.

The POA has also been aggressive with warranty and repair complaints that have not been resolved by the warranty department such as the vinyl siding problem found in over 1,000 homes south of CR466.

I am reaching out to all residents to join the POA and attend the general meetings which are scheduled on the 3rd Tuesday of every month. I am especially reaching out to all residents south of CR 466. Every meeting has a question and answer session. Come to a meeting with any questions or concerns you might have on your property and your rights as a resident of The Villages. The next time you're with your neighbors and they have concerns or questions or complaints about The Villages, wouldn't it be gratifying to have some answers for them. Coffee and donuts are served at the end of every meeting.

You will find out that the POA has contributed to making The Villages a better and more beautiful place to live. The POA will

continually speak out for you. It cannot exist without our support.

### Get Involved - Let's Support Our POA

Jerry Vicenti, Village of Hemingway □

### POA Fair & Balanced Tone Appreciated

Attached is my first time membership fee/application. I've been here full time for more than 4 years but only now am comfortable joining the POA. Up until a year ago, I found the POA tone to be confrontational... You are to be commended for the change in tone and the fairness and balance with which you approach various issues.

I wholeheartedly agree that an independent, resident-oriented voice is needed to ensure that the residents get a fair shake in major decisions that affect us. The Daily Sun will not present the resident's side and the VHA has seemed timid in their dealings on controversial subjects. I admire and respect the Developer for what he and his family have created here in The Villages, but, am not naïve enough to think he always has our best interests at heart,

So, keep up the good work. Be positive, proactive and protective.

Nancy Watson □

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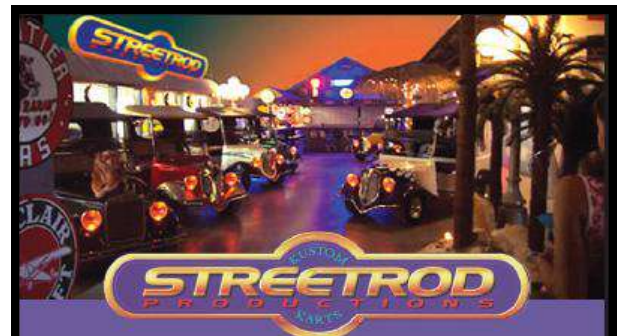
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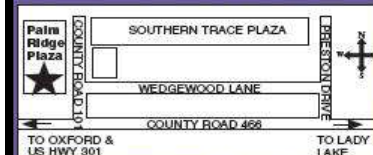
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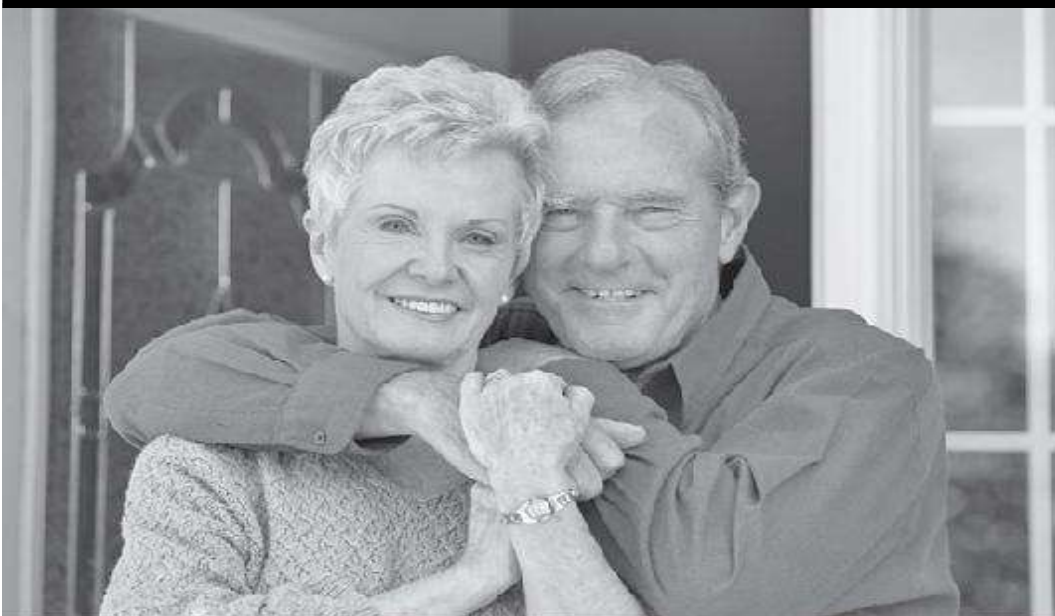
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