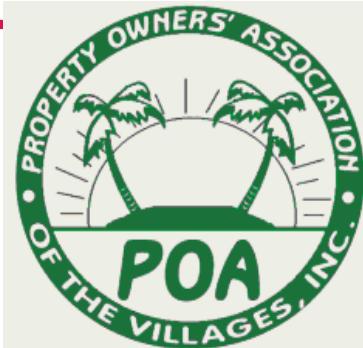


# THE



Issue 41.07-08



# BULLETIN

July/August 2015

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## CDD4 EXPANSION & AAC ISSUES

At their May meeting, the Amenity Authority Committee (AAC) members requested that District Manager Janet Tutt investigate the possibility of purchasing the former First Baptist Church property off of CR42 (currently used as the Fellowship Hall) for use as an additional recreation center due to the proposed increase of 300 new homes. At the June 10<sup>th</sup> meeting, Ms. Tutt advised that her investigation had yielded the following information:

1) The property consists of ten acres and the building, which she said was in great condition, was 9,000 square feet.

2) The process to move forward on such a purchase would need to follow the same government purchasing requirements that were used in the purchase of the old Santiago restaurant which requires that two appraisals – one from each party – be secured and the proposed price would be the average of the two appraisals. However, she added that going through that process did not commit the AAC to purchase the property – it simply determined the price.

3) Work would have to be done with Marion County because it would need to be zoned for recreation rather than a Church and easements would need to be reviewed and addressed. Meanwhile, John Rohan and his Staff have been compiling information on usage of

both indoor and outdoor facilities at Mulberry and Chatham and the results were presented to the Committee. Ms. Tutt advised that a proposed recreation facility would be a Village Recreation Center which would be comparable to the Chatham Recreation Center and include a pool, outdoor courts and the Recreation Center facility. She concluded by stating that a facility such as this could be an asset even if it is not needed for programming.

The AAC members unanimously agreed that:

Ms. Tutt should move forward and collect all of the necessary information for the Com-

### NO AUGUST POA BULLETIN

Our 8/18 Meeting Speaker will be Bryan Lifsey, Office Manager of the Sumter county Seniors vs. Crime. The topic will be "Seniors vs. Crime - Here to Help You - Find Out The Many Ways"

## June Forum Questions & Answers

1) We've been hearing so much about these buses coming to The Villages, and they keep talking about resident riders taking spaces away from vendors, and about this and that. Recently in the paper, The Villages had a full page ad by The Villages Transportation Company advertising all of the bus day trips they

(Continued on page 6)

*(Continued on page 2)*

**Tuesday, July 21, 2015**  
**POA GENERAL MEMBERSHIP MEETING**  
**Third Tuesday of the Month – 7 PM**  
**Laurel Manor Recreation Center**

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## LATE ARRIVING IRS UPDATE!!

The current investigation began on January 7, 2008, as part of an IRS crackdown on perceived abuses in the issuance of tax-exempt bonds.

On February 23, 2009, the IRS Agent notified the Village Center Community Development District (VCCDD) that, after reviewing

(Continued on page 17)

## CDD4 Expansion

(Continued from page 1)

mittee to be able to make a decision.

They agreed that they would want to do an onsite inspection of the facility and surrounding property and asked that a workshop be scheduled to do this. (They acknowledged that they did not want another situation like the one that developed with the El Santiago purchase where the AAC paid \$350,000 for the property and then demolished the building. The costs of the purchase and construction would be paid for by monies from the class action lawsuit settlement fund.

On that very same day, June 10<sup>th</sup>, a letter from Gary Lester, a representative of the Developer, was forwarded to the AAC Committee. It stated, "As you are aware, the Developer is entitled to 300 additional units in the Village Center Service Area without constructing any additional recreational facilities (per the class action lawsuit settlement). However, in an effort to further improve our community, we are attaching a proposal to build additional facilities. Should the AAC wish to address this proposal at either a workshop or at your July 8<sup>th</sup> regular meeting, we would be happy to send a representative."

The following is the PROPOSAL submitted by Gary Lester:

### INTRODUCTION

"On April 7<sup>th</sup>, Gary Moyer and Steve Roy went before a District No. 4 Workshop meeting with a request from The Villages of Lake-Sumter, Inc. (the "Developer") to add two parcels totaling 66.5 acres to District No. 4. Even though both parcels contained a Neighborhood Recreation Center each with a swimming pool,

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many comments from residents were that District No. 4 was under-served in meeting hall facilities and pickleball courts. As a result, it is the Developer's understanding that the Amenity Authority Committee ("AAC") is considering acquiring the old Baptist Church building and property ("Church Site") just west of Clearview Avenue. If that is true, the Developer has a proposal that the Developer wishes the AAC to consider.

### PROPOSAL

"If the AAC acquires the Church Site, then the Developer would consider eliminating the pool from the west site, which is anticipated to contain approximately 131 village/cottage homes ("Soulliere Villas"), and donate the cost of otherwise constructing the pool to the AAC to be put towards constructing a pool on the Church Site. Whether the pool constructed on the Church Site is a family pool or adult only pool is of course the AAC's decision. As previously committed to District No. 4, the Developer proposes to also install, at Developer's sole cost, a camera security facility at the place where the Church Site meets Clearview Avenue.

"In consideration of this proposal and commitment to construct a Neighborhood Recreation Center with a pool on the east site (169 unit "Phillips Villas"), which the Developer agrees to sell to the Village Center Community Development District at Developer's cost, for operation by the AAC, the Developer requests that the AAC agree that the Developer shall retain the right to include an additional 300 units within the Village Center Service Area, provided that such units shall be limited to occupants of Independent Living Facilities

(Continued on page 4)

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## 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, unslanted news reporting from local news sources.
10. Be informed beforehand by the Developer on any major change in our community. □

## LIGHTNING STRIKE IN THE VILLAGE OF POINCIANA

On Wednesday afternoon, June 10<sup>th</sup>, a home on Abernathy Place was struck by lightning. The lightning bolt left a 4 to 5 inch hole in the roof and knocked out the electricity. Fortunately, there was no fire and no one was injured. □

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Four years ago we initiated our email contact program with an announcement reminding members of the speaker and date of the upcoming monthly POA membership meeting. If you are a POA member and have provided us with an email address and have not received these monthly Notices, please email your name, street address and email address to database@poa4us.org and we will update the database. Note that some of the bounce back emails which we received actually had the correct email address, so, before emailing the database manager, 1) look in your junk mail or in your spam folder for the POA Notice, 2) be sure that your mail box is not full as this will also cause you not to receive the POA email,

and 3) if you have a high level filter, the email may be blocked so please add poa@poa4us.org to your safe sender list.

**We will not be publishing an August Bulletin.** However, we will email POA 2015 active members information on any matters that come up that we believe you should be aware of on a timelier basis than the September Bulletin. **(You must be an active POA member to receive the POA emails.)**

Thank you to all who have responded to our invitation to join the Property Owners' Association of The Villages. We have a record number of members this year. If you have not yet joined, and you appreciate the efforts the POA is making on your behalf, please join now – the membership application is below. □

### POA 2015 MEMBERSHIP – NEW/RENEWAL & DONATION FORM

Please complete each section and return to: The POA, P.O. Box 386, Oxford, FL 34484

New  Renewal  Number of People in Household

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NAME(S)(2) \_\_\_\_\_ (DIFFERENT LAST NAME)

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VILLAGE \_\_\_\_\_ VILLAGES ID# \_\_\_\_\_

CITY/STATE/ZIP CODE \_\_\_\_\_

PHONE \_\_\_\_\_

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(We respect your privacy. Your email address is for POA Official use ONLY)

**1. MEMBERSHIP NEW/RENEWAL:** Please enroll my POA membership for **2015** at the **Annual Rate of \$10 per household**. A check payable to POA is enclosed. Memberships are for Households and run annually from **JAN 1<sup>st</sup> to DEC 31<sup>st</sup>**. (check the box that applies)

I will include a stamped, self-addressed envelope with this form and my check.  
Please mail me my **2015** Membership Card.

Please hold my POA Membership Card for me to pick up at one of the monthly POA meetings.

#### 2. ADDITIONAL DONATION:

Please accept my additional **2015** contribution to the POA in the following amount: \$ \_\_\_\_\_

**3. TOTAL CHECK AMOUNT:** \$ \_\_\_\_\_

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## CDD4 Expansion

(Continued from page 2)

or Assisted Living Facilities which are typically low impact users of Amenity Facilities. The AAC will be able to pay for the Phillips Villas recreational facilities out of the additional 300 Amenity Fees generated by the 300 new units in Soulliere Villas and Phillips Villas."

**Some of the initial concerns of the POA regarding this proposal are as follows:**

**1) What would the AAC gain with this new proposal?**

a) The Developer had already agreed in his original proposal that he would construct a swimming pool in each parcel, yet he wants something in return if the AAC would agree to basically let him place the east parcel swimming pool with the Recreation Facility and not in the villa area itself, thus giving him additional land for parking or larger units. ("donate the cost of otherwise constructing the pool to be put towards constructing a pool on the Church site.") So what would the AAC gain??? Nothing of any consequence. Yet the Developer wants to have the right to include an additional 300 units within the Village

Center Service Area for this "concession".

b) The proposal refers to other things he had previously committed to provide to District No. 4, mainly the installation of a camera security facility at the place where the Church site meets Clearview Avenue. The Developer had already committed to these items in his original proposal and it should not be accepted as leverage again for a second proposal. The AAC would gain nothing as this was already committed with the initial proposal.

**2) Where is the data to back up usage projections?**

The Developer and the District Staff have both indicated that the occupants of Independent Living Facilities or Assisted Living Facilities are "typically low impact users of Amenity Facilities", but they have no data to back up this statement. As residents know, it is very rare to have an ID scanned when you use the Recreation Centers. When asked, Recreation Center Staff say the scanners don't work right, or they are broken, so we're not checking. The Recreation Department has been promising better equipment for at least six months but has yet to come up with a replacement. So there is no way to check the usage of the Recreation Centers by the residents of Freedom Pointe and their guests. (The Assisted Living

Facilities appear to be asking for only about 10% of the total of amenity contracts requested. So, of the 300 requested, it is likely that about 270 will be issued to the residents in the Independent Living Facilities.)

**3) Will rental units vs. the requirement to purchase a unit change the profile of those electing to move to Independent Living Facilities?**

There is no data to predict what type of residents the rental Independent Living Facilities will attract. It is quite different to rent a unit, than to have to buy a unit, such as is required in Freedom Pointe. It may be that much younger residents will be attracted to this type of unit and thus not fit into the mold of being a "low impact user of amenity facilities".

**4) What would be a good deal for both the Developer and the residents of the VCCDD territory in return for the 300 additional units he is requesting?**

Another executive course could be constructed and sold at his cost to the AAC. The biggest and loudest cry of residents is "MORE GOLF HOLES". Residents interested in the CDD4 expansion were more or less told by Staff that another executive golf course was off the table, as there are plenty of unused tee times and there is no available land. It is interesting that all of a sudden Staff was able to find 10 acres abutting the VCCDD territory.

Are there other parcels that could be purchased by the Developer, or currently owned

(Continued on page 5)



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## CDD4 Expansion

(Continued from page 4)

by the Developer, which would be adequate for construction of an executive golf course?

(Maybe the AAC could have this researched? – Maybe John Wise wants to sell more of his property which abuts the newly proposed villas on the west side, or the 40 acre pasture which is for sale which appears to abut the proposed villas on the east side, or land holdings of the Developer on and around Rio Grande – maybe current owners of small parcels would "swap" out their property with him to create the 25 or so acres necessary for an executive course?)

The Developer has consistently stated that there is a formula for how many golf courses are needed. When the VCCDD was being built, the formula was one golf hole for (x number) of homes built. Would an additional 300 units, added onto the approximately 300 units that were previously approved for Freedom Pointe and Buffalo Ridge, as well as the current request for the 300 units in CDD4, totaling out to approximately 900 new households, push the executive golf course demand to the point where another executive golf course needs to be built to maintain the ratio? The advantage to the Developer is that he would be demon-

strating that he is true to his word.

We researched this question and found the following for homes north of CR466:

### HOMES/VILLAS (UNITS):

VCCDD	5,693
CDD1	3,420
CDD2	3,668
CDD3	3,762
CDD4	5,132

**TOTAL 21,675**

### GOLF HOLES:

13 executive courses at 9 holes each	117
2 championship courses at 18 holes each	36
3 championship courses at 27 holes each	81

**TOTAL 234**

At first "build out" – before Freedom Pointe, etc. - 21,675 units divided by 234 meant that there was one hole of golf being built for every **92.6 units**.

If you add 900 (Freedom Point, Buffalo Ridge, CDD4 Request and June 10<sup>th</sup> proposed 300 additional units) it will change the data as follows: 21,675 plus 900 = 22,575 divided by 234 = one golf hole for every **96.4 units**.

**If you add another nine hole executive course** as you move to the 22,575 figure, the ratio of units to golf holes will remain relatively the same as at build out. (**22,575 di**

**vided by 243 (234 plus 9) = one golf hole for every 92.9 units – only 3/10 of a point higher than at build out, rather than without the addition of another executive course, which would raise the ratio of units to golf holes by 3.8 units.)**

In conclusion, we are NOT opposed to working with the Developer to bring in additional residents as long as it does not have the potential to negatively impact the current residents and their access to their amenity facilities. We encourage the AAC to do due diligence in looking at all possibilities and making sure that they are not accepting the short end of the stick. We also encourage any residents who live north of CR466 who are interested in this issue to take the time to attend the next AAC meeting which will be held on Wednesday, July 8<sup>th</sup>, at 9:00AM, at the Savannah Center, as it should be on the Agenda. □

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## Questions & Answers

(Continued from page 1)

were selling. How can they do that, and yet, I'm a Villager and we can't have an outside bus come in and pick us up? **A)** See article on page 10.

**2)** I'm really upset about the parking in the Squares, plus the hospital. I'd like to see parking garages instead of the valet service. We could park 200 cars instead of 40 in the parking lot. We could have a nice parking garage. It would be worth it. **A)** The Developer owns the buildings in the Squares. None of our amenity fees are being used. He would have to pay for the garage as well. The one thing about the valet that we think should be considered is that we reviewed the Agreement about where they park the cars. They have the 4 or 5 slots by the theater at Spanish Springs and Sumter Landing. In Spanish Springs, the valets have to take the cars all the way to the back of the parking lot by the condos. Then they come running back and get another car. The people who get there early would have the closer places, if we didn't have the valet. But we think more important than that is, that we have a lot of folks who, as we get older, don't get around very well. We know we don't have enough handicapped spaces for the peo-

ple who need them. This allows people who might say, "I'd love to go down to the square tonight, but I just can't walk that distance from the parking lot." They now have an option. We think we just have to see how it goes.

**3)** I heard a rumor and I don't know if you can clarify. The rumor was that the polo field is going to be moved and there will be many, many houses built in that area. My concern is with the amenities, traffic, the grocery stores, and all kinds of things. **A)** This is a RUMOR as far as we know. Another rumor being mentioned is that they are going to buy the Padua Farm on CR301. The farm was put on the auction block a couple of years ago for \$20,000,000, but they didn't get near enough, so they were working with individual investors to try to sell it, but we haven't seen anything. It's still under their corporate name. The rumor appears to have come from a stable hand who was up in Rhode Island and talking to somebody who happened to live in The Villages. Supposedly he heard that the family was moving all of their family from CR466 ... and they were going to take over Padua Farms... and they were going to move the polo field over there... and they were going to put all new houses in the existing polo field. Again, with the Developer, you don't know until it happens.

**4)** I recently attended the meeting at Eisenhower regarding the median striping for the golf cart modal paths. I was very disheartened because our District Manager pulled in an engineer and the only manual that he could quote from was a manual that had nothing to do with golf cart traffic. That was his words.

**A)** The reason is that there is no manual for golf carts. What is really concerning is that, even then, he doesn't follow what the manual says regarding the markings identifying the islands and the use of centerlines when there is two way traffic. There are pros and cons on the centerlines, but this engineer will not even consider them. The main reason why the POA was pushing originally, because of the results of the POA surveys, was the complaints from residents that they couldn't see the path well at night or in the rain, so they wanted some type of pavement markings. What they wanted was the lines and reflectors on the median islands and lines on the curbs and/or centerlines. Something needs to be there so that you can see where you are going at night or in inclement weather. CDD4 is the District that went ahead and put the centerlines down, as it had had them in the past. It plans to get an independent engineer to look at the centerlines and evaluate their safety.

(Continued on page 7)

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## Questions & Answers

(Continued from page 6)

At the June meeting, CDD4 Board members decided that they will wait and see what the Kimley Horn findings are. Then they will hire another engineer to see if he agrees and what his recommendations are to them. This is a district wide decision that will affect 100,000 people, so we don't fault them for taking their time to try to do it right. They thought they had it right last fall until CDD4 said it was putting its centerlines down and it all started up again.

**5)** Before the resurfacing of the Multi-Modal paths there were many paths that already had striping down the middle. Why can't they just put back what they covered up? **A)** That's what CDD4 said. It was fine then and now it's not fine. The District Staff answer was, "Well the only reason we put them down was because the path was so narrow and we decided that the LSV's could go on them." We'll keep pushing until the visibility issue is corrected.

**6)** Anybody have any thoughts or concerns about the consideration of a covered pool? **A)** It could be a small number, but there are people who can't be in the sun. (Article on page 8.)

**7)** Is there anything new with the CDD4 expansion. **A)** See the article on page one. □

## Recreation Trail Markings Update

As reported in the June POA Bulletin, the Multi-Modal Path Discussion Group authorized the hiring of Kimley-Horn & Associates (KHA) to conduct a traffic study which will focus on the use of additional reflectors and other markings, with emphasis on side striping and the islands in the middle of paths, in an effort to enhance safety. KHA did a traffic count on the trails during the first week of June and advised District Manager Tutt that it would take into consideration the fact that this was not the peak season when analyzing the data they collect.

Meanwhile, at its June meeting, CDD4 Supervisors continued to pursue the possibility of a second engineering opinion regarding its usage of centerline striping. Ms. Tutt suggested that the CDD4 Board consider holding off on making any decision about hiring an independent engineering firm until the KHA study has been reviewed, so as to prevent "reinventing the wheel." She pointed out that instead of incurring the duplication of costs/effort, that CDD4 would benefit by narrowing the scope of an additional engineering study

to only address those areas of concern not covered by the KHA study.

CDD4 Supervisor Paul Kelly commented that while the KHA study will have merit, he is interested in a "complete" study, one that includes centerline striping, and expressed disappointment with KHA Engineer Busche's lack of an "open-mind". Kelly said that "residents want data driven reporting" and that his highest concern is to "keep residents safe at the forefront." Ultimately, Kelly agreed to "wait until the study is done," but that he "wants to see if the KHA recommendations fit in with and agree with resident concerns".

Everyone acknowledged that the Villages Multi-Modal Paths pose a unique situation as there is practically no other location similar, from which any national or state traffic organization might draw parallel or reference points in regard to safety issues.

Before being tabled until the next meeting, Ms. Tutt offered the names of three engineers, already vetted by Sumter County, that CDD4 might consider for the independent report, if one is necessary.

Engineer Richard Busche will present the KHA recommendations to the Multi-Modal Path Discussion Group at a 9:00AM meeting on July 6<sup>th</sup>, in the Ashley Wilkes room, at the Savannah Center. □

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## Amenity Authority Committee (AAC) Meeting Highlights

June 10, 2015

### OLD BUSINESS:

#### Capital Projects Update:

- Santiago Recreation Center: Progressing on schedule. The structural framework and electrical components are currently being installed and the sub-roof has been completed.
- Paradise Park Area B: There is room for additional exercise equipment if requested. Staff will review other areas to determine possible locations for similar equipment.

**CDD4 Expansion Proposal:** Staff reported that they are investigating the status of the property adjacent to CDD4 that previously housed the Baptist Church just off of CR42 (before they built their new and larger facility). See story on page 1.

**Indoor/Covered/Shaded Swimming Pool:** Staff reported their findings relative to the possible construction of this type of pool, including feasibility, costs, land availability, pools that could be converted with a cover, etc. See story in the next column.

### REPORTS AND INPUT:

**Staff Reports:** District Manager Janet Tutt provided a report on her enforcement of parking at the District commercial areas and Recreation Facilities. See story on page 10.

### Supervisor Comments:

Mr. Deakin requested Staff address the roadway issues along Enrique Drive with Sumter County. Mr. Wartinbee will follow up. Mr. Bell requested information on the annual cost to operate a typical Village Recreation Center.

PLEASE GO TO THE [districtgov.org](http://districtgov.org) WEBSITE FOR THE OFFICIAL MINUTES, AGENDAS AND MEETING SCHEDULE. NEXT AAC MEETING – WEDNESDAY, July 8, 2015, 9:00 A.M. AT THE SAVANNAH CENTER. □

## INDOOR/COVERED SWIMMING POOL

At their January 2015 monthly meeting, the Amenity Authority Committee (AAC) provided a consensus for Staff to have the opportunity, over the next four to five months, to research options for this type of pool and provide information to the AAC, before any real discussions by the AAC and the public would take place.

The review was to include: whether there is a need for an "indoor/covered" pool; determination of the ownership and size of all current pools and the ability for any pool to be retrofitted as an indoor/covered pool; investigation of possible new locations, including properties adjacent to the VCCDD geographical territory; covered versus indoor pool issues and their costs, to name a few. Staff was asked to come up with options which would provide the use of a swimming pool by residents wishing to participate in either open swim or Resi-

(Continued on page 9)



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## Indoor/Covered Pool

(Continued from page 8)

dent Lifestyle Programs that would provide sun protection and/or have climate regulated water to allow for increased swim times year round.

District Staff presented their research and analysis at the June 10, 2015, AAC meeting. They presented the following three options:

**Option 1: Retrofit of a current pool facility to provide a climate controlled indoor swimming facility** - "This was not recommended by Staff"...due to the logistics and cost, as the retrofit of a current pool to this type of facility would create numerous challenges, including construction costs comparable to a new facility, parking challenges at current sites (AAC sports pools) and change of a Regional Recreation Center usage by residents.

**Option 2: Construct a new indoor pool facility** - Cost considerations were major - initial construction was estimated at \$6.2 million, plus the cost of climate controlled bathrooms, lockers and office space; annual basic maintenance operating costs estimated at \$318, 089.00 and the cost of land to build it on, if land is available. They were not able to identify existing land within the current AAC amenity territory, or surrounding the VCCDD area, that would provide adequate access. There were access problems with the two potential sites in the Rio Grande area, and in the original First Baptist Church in CDD4, which could not be overcome.

**Option 3: Retrofit current sports pool with shade structure** – Staff advised that this option has been utilized throughout the State of Florida and is compatible with our weather related issues. The estimated cost of an installed shade structure at a sports pool is \$130,000; life expectancy is between 10 and 15 years (with a ten year warranty), although canvas replacement is estimated at \$13,500, when needed. In regard to water temperature, there are currently four heaters located at La Hacienda which could adequately heat the pool with the addition of a shade structure. It is estimated that to increase the water temperature to be-

tween 84-86 degrees would cost an additional \$2,337 per year. Considerations on programming a shade covered pool would also have to be addressed, but there would be no additional staffing required.

It was noted that should this option be considered, the success of a shaded structure could result in the AAC's future decision to shade a Village recreation pool and a Neighborhood recreation pool to allow for disbursement of use.

The foregoing was the first step – Staff has gathered and analyzed the information and options. The second step which took place at this meeting was to present the information to the AAC. After review of the data presented and discussion, the AAC provided concurrence to look into Option 3. It was agreed that the next step should be to have Recreation Director John Rohan set up meetings with Resident

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Lifestyle Groups and residents to discuss the possibility of installing the canvas shades. □

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## Bus Ban Update

In the June 2015 POA Bulletin, we reported that on April 17, 2015, Janet Tutt sent a memo to all Resident Lifestyle Groups advising them that there had been a recent decision by the District to begin enforcing a District rule to prevent outside transportation companies from picking up or dropping off passengers at the squares or Recreation Centers. (In other words, you could only use the services of "The Villages Transportation". If you subscribe to the Daily Sun you likely saw, and will probably continue to see, the FULL PAGE ad entitled "The Villages Transportation **DAY TRIPS**, Call... to reserve your seat today!")

We acknowledged that while it may be appropriate for the commercial districts to mandate regulations regarding usage of the parking lots for the commercial areas, it should be noted that residents do have a vested interest in the usage of the Recreation Center parking lots which are maintained by their amenity fees. We expressed hope that this issue would be handled the same as most other proposed

additions/deletions to the status quo that impact residents. That is, that a study group be formed or a workshop be held to look at problems and discuss possible solutions. We believe that this was a decision to be made by the Amenity Authority Committee which has oversight responsibilities of the recreation facilities north of CR466.

Ms. Tutt put this subject on the June 10, 2015, AAC agenda. She provided the Committee with a prepared statement. She stated that, "The use of some recreation centers for buses has been allowed due to recreation supervisors attempting to be customer friendly and it has been in violation of the District Rule. This issue, in addition to the influx of those buses relocating from the downtowns, raised concerns for a number of reasons.

"Listed below is a very brief description of some of the concerns:

- **Parking:** The recreation center parking lot is for the use of those residents utilizing the facilities.
- **Programming:** Tours/activities are scheduled well in advance (sometimes months). Programming at centers can range from partially full to overflowing parking lots. Programming should not be subject to bus schedules.

- **Proprietary Activities:** We are diligent in preventing and eliminating all proprietary activities associated with the District.
- **Parking Lots:** The use of parking lots for bus use creates wear and tear on parking lots/oils/weight/etc.
- **Landscape and entrances:** Bus access to the parking lots, which were not designed for bus pick up/drop offs, will impact landscape/infrastructure."

She concluded her statement as follows: "While responsible for the maintenance and preserving facilities and maintaining facilities and ensuring the use of recreation facilities for residents, I do understand this is a policy (AAC) decision. My professional recommendation, based on some of the numerous reasons outlined, is that we continue to prohibit bus activity at the recreation centers to preserve the current quality of facilities and resident enjoyment."

Committee members were then asked for their input.

Mr. Deakin requested that any action be tabled until the next meeting and that he would propose that a workshop be held to receive input from the disenfranchised residents, to see if there was anything that could be done to help them find an alternative location, but Ms. Tutt said no to the workshop.

Ms. Forrester and Mr. Moyer stated they were fine with Ms. Tutt's recommendation.

Mr. Wilcox said there were other opportunities available that these groups could find.

Mr. Bell said – move on – nothing is forever and suggested that property might be available in the future.

So, the AAC approved Ms. Tutt's recommendation to ban "outside" buses. □

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## Verizon Cell Phone Reception Update

Below is a copy of a letter regarding this issue which was sent by the Sumter County Seniors vs. Crime office to various officials on behalf of the POA and the residents who were not receiving adequate cell phone reception - it is self-explanatory:

"Hello Mr. Legaz:

I read, with interest, your response to the Property Owners Association (POA) of The Villages as it was published in their June 2015 monthly newsletter. Verizon has certainly been ardent in addressing the over 350 issues reported to the POA over the past few months. However, your response fell somewhat short of the mark as far as satisfying your valuable customers goes. They hear and see a lot of talk and promises yet their cell phone service remains unacceptable in certain parts of The Villages. Everyone, myself included, was looking for a much more zealous response from Verizon.

May I suggest some future actions which, if Verizon agrees to them, I think our POA will publish them in their next newsletter. I think these more aggressive actions will alleviate much of the hard feelings among the 350 or so complainants the POA has heard from so far.

First, I would suggest that you address the disparity in costs to Verizon customers for "boosters" for their service. We have heard stories of the cost of these boosters being from gratis to \$250.00. I would suggest that you offer boosters AT NO COST until the service problems are alleviated to those Verizon customers who want them. I also suggest that you offer to reimburse those customers who have already paid for a booster for that cost and provide their booster FREE until the service issues are resolved. I have no idea how many will accept this offer (some, I am sure) but it will certainly make Verizon look like it cares, and cares a lot, about its' customers and the satisfaction.

Secondly, you can admit that in some areas in The Villages, Verizon service has not been up to your high standards of excellence. While Verizon is working on these issues, resolution may take up to eighteen (18) months. For those customers who just cannot tolerate less-than-optimal service during that

period, I suggest that Verizon offer to waive their early termination fees (ETF) so that they can find a provider who does meet their expectations. I don't think you are giving up anything here as those who are really dissatisfied will probably fight the ETF anyway on the grounds that Verizon broke the contract by not providing the promised level of service. I also think it would do wonders for your reputation as a company who puts customer needs first.

I know that Ms. Nicole Gavin has been your "Lead Point of Contact" on these problems in The Villages so I am copying her on this letter, as well as the POA Board and Mr. McAdam, your Chairman and CEO.

I sincerely hope we can bring these issues to a satisfactory resolution that our residents and your customers can accept and appreciate.

If I can answer any questions for you or Ms. Gavin, please feel free to contact me. My contact information is given above.

I look forward to hearing from you soon.

Cordially,  
Bryan T. Lifsey  
Office Manager

Copies: Mr. Lowell C. McAdams, Chairman and CEO, Verizon Corporation, Ms. Nicole Gavin, Verizon Florida (via email) POA Board of Directors, The Villages, Florida (via email) □

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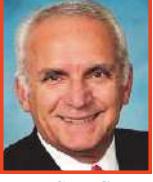
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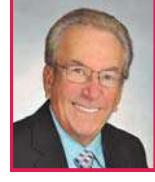
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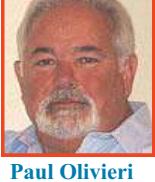
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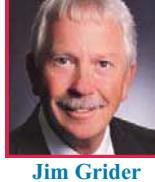
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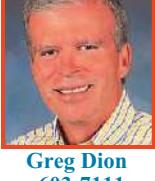
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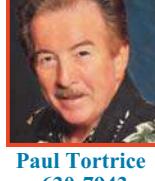


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As most readers of this Bulletin and residents of The Villages are probably aware, golf cart injuries and even fatalities occur. What may be surprising to some people is that with the development of many over-55 golf cart communities in Florida and across the United States, these injuries and deaths are becoming more common.

In addition to inadequate research conducted regarding the number of injuries, types of injuries, and fatalities sustained from golf cart accidents, there is very little research available that tells us the causative factors of

golf cart accidents and injuries.

In other words, why are they occurring?

My name is Chris Lane, PA (Physician Assistant), and I am completing my Doctorate degree in Health Education at A.T Still University. In order to complete my degree, I have chosen to evaluate the internal and external causes of golf cart related accidents and injuries. With the guidance of Dr. Elaine Dreidame, your Villages Property Owners' Association President, and Dr. Donna Allen from A.T. Still University, I have developed an online survey to assist me in gathering this important information. By inserting the link <http://redcap.atsu.edu/apps/redcap/surveys/?s=HEC4M4ETHT> into your web browser's search engine, you can participate in my research survey.

I appreciate you taking the time to help me by answering these questions. All of your answers are anonymous. Once you submit them, they go into my data base and neither you or your answers can be identified.

Thank you for helping me with my study. □

## LETTERS

**Letter to the Editor:**

### Unlawful to Pass on Right

We often see cars passing cars and golf carts on the right (in the golf cart lane)-- especially on north Morse Boulevard. My husband was almost hit in his golf cart last week -- a near disaster. John merged with vehicular traffic from the golf cart lane going south on north Morse to make a left turn into Guido Avenue, where we live. He used both a turn signal and

*(Continued on page 15)*

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Letter to the Editor, continued:

## Unlawful to Pass on Right

(Continued from page 14)

a hand signal. A northbound car also wanted to turn left there. They both started to make the left turn, and another car heading north passed the car on the right -- cutting into the golf cart lane. John thankfully stopped in time before being hit.

Car drivers need to know they are NOT permitted to drive in golf cart lanes and NOT permitted to pass cars or carts on the right.

This infraction happens often -- sometimes three or four cars pass a stopped car or cart waiting to make a left turn on the right -- and they don't check for turning golf carts before cutting around.

Not only do golf cart paths need to be separated from other vehicular traffic on North Morse (as they are on other main roads in The Villages), but people need to be reminded often -- it is illegal to pass on the right.

Thank you for informing the public. S. Hyer

**Editor's Note:** Thank you for sharing this reminder. □

Letter to the Editor:

## Illegal Tree Removal

Regarding the June 2015 Bulletin article on the illegal tree removal behind the 1700 block of Lake Miona Drive in the Village of Bridgeport at Lake Miona, I agree that it is not fair for the residents living south of CR466 to pay the \$50,000 (+/-) cost of restoration and maintenance for this illegal activity. I would hope someone with a conscience would accept the "reward up to \$1000" to come forward. However, I don't think that any of the residents in that Village are going to do that.

Therefore, I have two suggestions:

1) As the old proverb states "It takes a village to raise a child" then I think that that same Village (Bridgeport at Lake Miona) should pay the \$50,000 (+/-) for that child's mistakes. **Editor's Note:** Unfortunately, because of the Project Wide Agreement between all of the Districts south of CR466, the cost of care and maintenance of that protected area is the responsibility of all of those districts - not just District 5.

2) If all the residents of Bridgeport at Lake Miona are upset with suggestion No.1, then

the full brunt of the \$50,000 (+/-) should be borne by the residents ("I didn't see nuttin") of the 1700 block of Lake Miona Drive. T. Mee

**Editor's Note:** Additionally, the Sheriff's Department has not been able to come up with any proof that any of those four homeowners were responsible so they cannot go after them.

**That's why we need someone to step up and speak up.** □

Letter to the Editor:

## Unauthorized Removal

Thanks to whomever wrote the front page article "Illegal Tree Removal". It's time a person or an organization called the homeowners in the area on this. Someone had to have heard the cutting of the trees and seen the removal of the trees. Workers vehicles must have been parked in the area and the homeowners had to drive around them. I feel those who are not speaking up are as guilty as the person/s who contracted for the removal of the trees.

Kathi Cahall □



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## LETTERS

**Letter to the Editor:**

### Settlement Fund Status

You guys do a great job. Has the 40+ million been used up? Richard Thibault

**Editor's Note:** The status of the class action lawsuit settlement funds is as follows:



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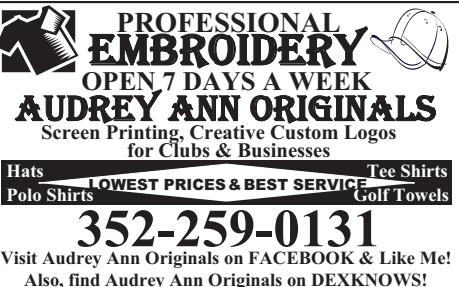
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#### 2008 VCCDD CLASS ACTION LAWSUIT SETTLEMENT FUNDS STATUS REPORT (Amenity facilities north of CR466) As of May 20, 2015

Proceeds	<b>28,107,750.96</b>
Interest	<b>708,953.91</b>
<b>Multi-Modal Path Revenue Refund</b>	<b>900.00</b>
<b>Project Expenses:</b>	
Paradise 2005 Jr Bond Payoff	(2,933,268.08)
Multi-Modal Path Expenses	(9,055,667.11)
De La Vista Multi-Modal Path	(60,316.71)
Paradise Park	(2,030,813.14)
Southside Renovation	(202,270.11)
Hacienda Pool Bath Renovation	(575,309.11)
Chula Vista Renovation	(606,757.76)
Silver Lake Renovation	(629,207.80)
EI Santiago Club Building	(479,397.10)
Lindsey Golf Maintenance Facility	(649,696.94)



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**Letter to the Editor, continued:**

## Settlement Fund Status

(Continued from page 16)

\*The Settlement Agreement required an immediate payment of \$11,803,168 and annual payments totaling \$28,020,376 over the next thirteen years – until the year 2020. At this time the annual bond debt, due to scheduled amortized pay-off of some of the earlier bonds, would be reduced by about \$3,500,000 annually, which was deemed to be sufficiently reduced for regular amenity fees to provide adequate funds.

If you are unfamiliar with the lawsuit and wish to have more information, go to [poa4us.org](http://poa4us.org) and click on the link, "Class Action Lawsuit". □



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(Continued from page 1)

all of the documents he had received to date, he had three questions regarding the tax exempt status of the recreational revenue bonds that had been issued by the VCCDD.

In a letter to the Village Center Community Development District Board of Supervisors dated June 22, 2015, District Manager provided the following information on the status of these three challenges as follows:

"The first was that the District paid an

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amount in excess of the value of what was purchased.... The end result was a flawed analysis by the IRS which, when errors were corrected, indicated the price paid was actually in the best interest of the District. The IRS has not made any further claims regarding over-payment since the District's last response on the subject several years ago." **(The POA is unaware of any confirmation from the IRS that the IRS agrees. Therefore, the POA is not sure of the status of this question.)**

"The second area was the IRS position that the bonds were private activity bonds. No ac-

(Continued on page 18)

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## IRS UPDATE

(Continued from page 17)

tion was taken in this area until recently and, as outlined in the Attorney Perry Israel's communications with the IRS, the District's position is strong regarding this issue. **This issue is still pending further activity by the IRS.** (Emphasis added by the POA.)

"Finally, the IRS has spent the last seven and a half years taking the position that the VCCDD was not a political subdivision eligible to issue tax exempt bonds. As the Board is aware, the District filed a 7805(b) Request for Relief pertaining to the Technical Advice Memorandum issued by the IRS which determined, for the purposes of issuing tax exempt bonds, the VCCDD was not a political subdivision."

In her letter, Ms.Tutt advised that, "While the terminology is different than we are used to seeing and working with in local government, **this determination means the political subdivision question is now closed as it per-**

**tains to the VCCDD's bonds under audit.** (Emphasis added by POA.)

The VCCDD's position has been clear since the beginning and is clearly articulated in its submissions to IRS (on the District web site): If the IRS wants to change how a political subdivision is determined, apply the change prospectively and not retrospectively in an examination."

She concludes her letter with the following statement: **"At this point, the IRS examination is still continuing and we will still need to get the private activity issue resolved,** (Emphasis added by POA) but the receipt of the 7805(b) relief is a substantial step toward bringing the examination to a close in the future."

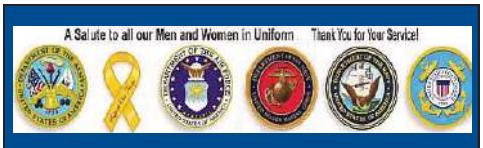
### **The POA's Views and Objectives.**

The POA has not taken a position on the relative merits of the positions of the IRS and the VCCDD / SLCDD, although the POA sincerely hopes that the VCCDD and SLCDD are able to prevail in regard to all three questions.

The POA's objectives in this matter are to keep you informed of developments and to try to protect your rights by ensuring that any resolution of the IRS investigation does not jeopardize your amenities or result in the costs of an IRS victory being passed on to you.

The POA has previously written to the IRS to express our concerns, and the POA will continue to report to you at POA meetings, in the Bulletin, and in the email alerts to our members, all publicly available news in this matter. Unfortunately, it is not clear to us, and may not even be clear to the parties involved, how much longer the more-than-seven-year investigation will continue until some kind of definitive conclusion is reached.

Copies of relevant documents can be found at [districtgov.org](http://districtgov.org), by clicking on "IRS UPDATES". □



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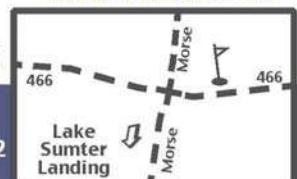
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Our Gardening Column:

## Dragonflies

by Anne Lambrecht, Master Gardener  
[annegarden@embarqmail.com](mailto:annegarden@embarqmail.com)

Our Florida gardens are more than mere foliage and flowers. They contain worlds of creature families out there; worlds of birth,

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death, drama—real circles of life. Getting to know and understand some of these creatures can help us enjoy and appreciate our beautiful gardens even more.

Dragonflies and their smaller cousins, Damselflies, are one of the oldest groups of flying insects, in the order Odonata which means "toothed ones". The wingspan of Paleozoic dragonflies was two feet, their jaws able to tear into small rodents. There are approximately 5,600 known species of Dragonflies worldwide and Florida is home to nearly 170 dragonfly species. Dragonflies are among the fastest aviators in the insect world, hitting speeds up to 35 mph. They are considered beneficial insects because they are ferocious eaters of bad bugs, like mosquitoes. Their diet also includes flies, midges, moths, bees, butterflies and even other dragonflies. Conversely, they are enjoyed by birds, frogs and spiders.

Dragonflies' heads are round with enormous compound eyes composed of 30,000 lenses, giving them almost 360 degree vision. Their eyes come together at the top of their head. Their two sets of wings are unequal, with the hind wing being much broader at the base.

Dragonflies at rest hold their wings straight out or sometimes turned slightly downward and forward. Unlike other four-winged insects, dragonflies are able to beat their fore and hind wing pairs independently or synchronously, which enables them to hover, fly backwards and make extremely tight turns.

Florida dragonflies range in body length from the four-inch Regal Darner to the one-inch Eastern Amberwing. Damselflies are smaller, weaker fliers and their eyes are distinctly separated on their head. Their wings are narrowed at the base and are typically held together above the body when at rest. Damselflies in Florida measure from less than an inch to just over two inches. They both come in a variety of colors and have wonderful names like Purple Skimmer, Mocha Emerald, Cinnamon Shadowdragon, Black Saddlebags, Halloween Pennant, and Ebony Jewelwing.

There are seven families of dragonflies in

*(Continued on page 20)*

## Dragonflies

(Continued from page 19)

Florida, the most common being the Darners and Skimmers. Darners are named for their long slender abdomens which resemble darn-

ing needles. (Some of us remember when people darned socks). Darners are large, colorful dragonflies, many with a wingspan of about 4.5 inches. Their larvae are large, too, and are a menace to minnows and small fish. The common Green Darner and the Regal Darner hunt near the ground, in the dim light of evening, devouring many times their weight in mosquitoes, and earning the name "Mosquito Hawk".

Dragonflies are sometimes hard to identify because the males and females are colored differently, and also, they are marked differently at certain times of the year.

Because of their reproductive cycle, dragonflies are closely tied to watery habitats such as shady creeks, coastal marshes or sandy bottomed lakes. The type of bottom (sandy or muddy), whether there are water plants or not, how much sun the water receives, the permanence of the body of water throughout the year, are all important to dragonfly larvae.

Baby dragonflies are born and live in or near the water for a great many days and sometimes months, before they emerge and molt into adulthood. The dragonflies that live in Florida are biological indicators of water quality, because they are so sensitive to chemical, temperature, and acidity changes in

their environment. Many species have become much less common because of habitat loss and pollution.

Dragonflies are posers. It is fun to put slender bamboo sticks around the garden and watch the dragonflies rest on them. When it is very hot, some dragonflies get in the "Obelisk" position which means they do a "handstand" on the tip of their perch, with their abdomen high in the air. Scientists believe they are cooling themselves off by reducing the surface area of their body exposed to the rays of the sun.

Your yard can be dragonfly friendly if you place a few shrubs and small trees near a fish-free water garden. But they will come to dine even if you do not have water. Reducing the use of pesticides and fertilizers also will help to provide a backyard environment from which to enjoy these fascinating little creatures.

Odonata websites and societies:

- [www.odonatacentral.org](http://www.odonatacentral.org)
- [www.iodonata.net](http://www.iodonata.net)
- [www.npwrc.usgs.gov/resource/distr/insects/dfly/index.htm](http://www.npwrc.usgs.gov/resource/distr/insects/dfly/index.htm)

[Florida's Fabulous Insects by Mark Deyrup](#) □

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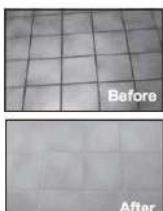
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## Do You Need Surge Protection?

By Bob Freeman

**What is an Indirect Lightning Strike?**  
An Indirect Lightning Strike is one that does not hit your home directly, but hits something nearby. This can be your next door neighbor's home, a nearby tree, a flag pole, a wall, or maybe it hits the ground. An indirect lightning strike is more common and less severe than a direct lightning strike that is capable of severely damaging your home. If your concern is a direct lightning strike, you should consider a lightning protection system commonly called lightning rods.

A lightning strike is a burst of electrical energy that is seeking a path of least resistance to ground and can impact anything in its path. The electrical current, upon entering the ground, spreads out in many directions. It can enter your home through the electrical ground circuit of your home and/or television or telephone wiring. Damaging voltages can be created in the electrical wiring of the home to create insulation failure of electrical equipment.

**How do you prevent damage to electrical equipment?** The answer is by installing elec-

trical surge protection, commonly called surge protection devices (SPD). There are two types of home surge protection, **PRIMARY** and **SECONDARY**.

**Primary Surge Protection** - Primary Surge Protection can be installed either at the electric utility meter located on the outside of your home, OR at the main electrical panel in your garage. Your electric utility (either SECO or Duke Energy) can install a SPD on your electric meter and will charge a monthly fee on your electric bill. Another option to achieve Primary Surge Protection is to have a licensed electrical contractor install a SPD at your main electrical panel in your garage. Primary surge protection will protect hardwired equipment that you do not plug in such as your furnace, air conditioning system, garbage disposal, etc.

**DO NOT LET ANYONE TELL YOU THAT IF YOU HAVE EITHER OF THE TWO TYPES OF PRIMARY PROTECTION INSTALLED THAT YOU HAVE "WHOLE HOUSE PROTECTION".**

**Secondary Surge Protection** - You also need Secondary Surge Protection to achieve "whole house protection". This can also be referred to Point-of-Use Protection. This is a SPD that plugs into a 120 volt electrical wall outlet. Then the device you are protecting,

plugs into the surge protector. This would include garage door openers, irrigation controllers, refrigerators, micro-wave ovens, TV's, computers, telephone answering machines etc. Not to be overlooked is the need to route computer telephone lines and television coaxial cables through the SPD sometimes called power strips.

(Continued on page 22)

## Surge Protectors

(Continued from page 21)

When you have installed **Primary and Secondary Surge Protection**, as described, you then have "whole house protection". While safety is never absolute but based on today's technology, you will have done everything that you can to protect your electrical and electronic equipment from Indirect Lightning Strikes that result in damaging electrical surges. The success rate is very good with **Primary and Secondary Surge Protection**.

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