



# POA Bulletin

POA4US.org

JUNE 2022

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## UPCOMING POA GENERAL MEMBERSHIP MEETINGS

June 21, 2022 • 7 PM

### EVERGLADES RECREATION CENTER

Speaker: Candidates Forum

July 19, 2022 • 7 PM

### LAUREL MANOR RECREATION CENTER

Speaker: Bradley Arnold  
Sumter County Administrator

### AUGUST MEETING CANCELED!

### September – December Meetings

Will all be held at  
Laurel Manor Recreation Center

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POA General Membership Meetings*



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# Candidates Forum

June 21, 2022 • 7 PM

## Everglades Recreation Center

**Confirmed Attendees for  
Candidates Night – Candidate  
Biographies Submitted Prior  
to Deadline begin on Page 2.**

There are an unprecedented FOUR seats open for Sumter County Commissioner due to the replacement of Commissioners Oren Miller and Gary Search by Governor Ron DeSantis. This is YOUR chance to hear directly from the Candidates for those four slots, along with the State Representative District 52 seat currently held by Brett Hage, employee of the Developer who has decided not to seek re-election.

In addition, candidates for seats on the Northern Sumter County Utility Dependent District (NSCUDD) and the contested Seat 3 on the Community Development District (CDD) 7 Board of Supervisors will be present.

Candidates will be assembled at tables based on the office they are seeking. Each candidate will have a one-minute introduction, followed by questions, and a two-minute conclusion. THIS WILL BE AN EXTRA LONG POA MEMBERSHIP MEETING, but perhaps the most important you may ever attend.

**Questions will NOT be taken from the audience, however, if you would like to submit a question or topic in advance for the candidates, please send an email to POA Board President Cliff Wiener at POA4you@gmail.com. ■**

**State Representative,  
District 52**  
Ashok Marwah  
Andrew Curtis  
John Temple

**Sumter County  
Commissioner**  
Roberta Ulrich, Seat 1  
Reed Panos, Seat 1  
Andrew Bilardello, Seat 2  
Doug Gilpin, Seat 2  
Jeff Bogue, Seat 4  
James Morris, Seat 4  
Sharyl Anderson, Seat 4  
Daniel Myslakowski, Seat 5  
Donald Wiley, Seat 5

**NSCUDD**  
Ellen Decker, Seat 3  
Matthew Friedland, Seat 5  
Tom Hoskins, Seat 3  
Dan Warren, Seat 5

**CDD 7**  
Steve Lapp, Seat 3  
Gilbert Windsor, Seat 3

**Early Voting August 13–20, 2022**

See Page 18 For Early Voting Locations

### Mission Statement

The Property Owners’ Association, Inc. (POA) is the original property owners’ group in The Villages. Established in 1975, the POA operates with complete independence from the Developer of The Villages. Membership is open to all property owners and residents of The Villages. The POA is committed to acting as a watchdog to ensure that the Developer and local government are responsive to the needs, interests, and rights of residents.

**Vision** The Property Owners’ Association, Inc. (POA) is a champion for the rights of residents of The Villages. Guided by member input, investigation and determination, the POA brings attention to and acts on issues that may impact property values and quality of life.

**Goals** The POA provides 1) a forum for discussion of issues; 2) research and analysis; 3) programs of interest; and, 4) is a conduit for objective and accurate information. Specific attention is given to resolving housing, community and local government issues.

### Values

Independence	Honesty	Fairness
Objectivity	Respect	

### The POA Declaration of Independence

The POA is free of any outside influence. This is the only way we can assure our members of absolute autonomy to act on their behalf. From the very beginning in 1975, we recognized this need for independence, and we’ve cherished and nurtured it ever since.

The *POA Bulletin* is published monthly by the Property Owners’ Association of The Villages, Inc. Articles represent the opinion of the POA or the writer, and Letters to the POA postings represent the opinions of the writers. Care is taken to ensure that facts reported herein are true and accurate to the best knowledge of the POA and are taken from reliable sources. The POA assumes no liability for any information published, opinions expressed, or delivery to any person or location. The POA does not endorse or recommend the products or services of any advertiser or discount partner. All publication rights are reserved. Publication or reprinting of any material contained herein is by written permission only. The POA reserves the right to remove and/or discontinue any advertisement or advertiser from its *POA Bulletin* at any time at its sole discretion.

## Candidate Biographies

Following are the biographies as submitted by the candidates. No edits have been made with the exception of minor grammatical changes.

### Andrew Curtis – State Representative District 52, Republican

Andrew Curtis is running for Florida House of Representatives, District 52, which includes all of Sumter County. Mr. Curtis has been an attorney in the Tri-County area for 20 years, concentrating his practice in the area of Elder Law. Mr. Curtis is a graduate of Georgetown Law School, holds an MBA from the University of Michigan, and earned his undergraduate degree at Cornell University.

He serves as a Supervisor in Community District #6 and is on the Board of Directors of the Property Owners’ Association of The Villages (“the POA”). He lives in The Village of Mallory. He is married to his wife, Eve, and has one son, who is a PHD student at Cambridge University in England.

### Ash Marwah - State Representative, District 52, Democrat

I am a candidate for State Representative, District 52, Sumter/Hernando counties. For 25 years in Pennsylvania, I ran a small business of Road and Bridge Construction and Design. I also served on a local planning commission and borough council, gaining a good understanding of state and local government. Living in the Villages for five years, I have supported Veterans with Operation Shoe Box, volunteered as a tutor at a Wildwood school, and served as a Tax Aide volunteer. As your State Representative, I will not take any developer money and will work to reverse preemptive state laws usurping control of local taxes, voting, election financing, etc.

### John Temple - State Representative, District 52, Republican

John Temple is a life-long educator with over 23 years of experience. Since 2018 John has served as the Chairman of the Sumter County Republican Party. He has supported and served through the past two elections, recording some of the highest voter turnouts in the state. He has assisted and coordinated two visits from President Donald Trump, Vice President Mike Pence, Secretary of State Mike Pompeo, and many visits by our state officials. The most important things that come before his passion for education and politics are his faith and family. Visit his website at [ElectJohnTemple.com](http://ElectJohnTemple.com)

*Biographies continued on page 3*

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Biographies continued from page 2

**Roberta Ulrich – Sumter County Commissioner – Seat 1**

I am District 1 Sumter County Commissioner and Vice-chair of the Board. I represent Sumter on 3 Committees/Boards: Career Source, Regional Planning, and Lake-Sumter Metropolitan Planning. I have a degree in math and physics. Work experience: Crypto mathematician (NSA), special top-secret clearance, Goddard Space Flight Center (Mars mission), Congressional liaison (General Accounting Office), IT manager, Equal Employment Opportunity Commission Discrimination Specialist. I support law enforcement, military, veterans, closed border, election integrity, parental rights, school choice, Israel, Second Amendment. I am an NRA member, Concealed Carry Permit. Taught Bible study to children and adults

**Reed Panos – Sumter County Commissioner – Seat 1**

REED PANOS is a life-long Republican. He is a medical doctor, a retired Air Force Colonel with 24-years’ service, and currently serves as a Community Development District 5 Supervisor. He played a large role in the 2020 ouster of three of the Developer’s five puppet Commissioners in a landslide—despite massive spending by the Developer and the use of fake candidates to disenfranchise thousands of voters.

The remaining puppet Commissioners who voted a 25% tax hike, Breeden and Gilpin, as well as Ulrich (recently appointed by DeSantis to serve the Developer’s interests) must be voted out and replaced with Commissioners like Reed who represent the residents.

Biographies continued on page 4



# POA MEMBERSHIP & CONTRIBUTION FORM

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Biographies continued from page 3

### Doug Gilpin – Sumter County Commissioner – Seat 2

Doug Gilpin former Marine and a Reagan conservative, I am an independent voice defending the rights of residents. I stand for law and order, a strong supporter of our Sheriff's Department. I oppose "reversing" One Sumter. Why would we give up our right to vote-to hold ALL of our Commissioners accountable to we, the people? Check the record-I have voted 11 times to cut taxes and if reelected, plan to reduce them even more. If you seek a smooth-talking politician, I'm not your guy. If you respect plain talk and actions over words, I respectfully seek your vote.

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### Andy Bilardello - Sumter County Commissioner – Seat 2

After graduating HS in South Florida, Andy enlisted in the USAF. After his honorable discharge he continued serving in the AF Reserve and then the Army Reserve. During that time, he earned a Master's Degree in Public Administration and began his successful career as a law enforcement officer, retiring as a police chief in 2018. Since arriving in TV, he has served as a Supervisor on CDD 12, VP of the VHA Far South and President of TV Republican Club. He also volunteers for the Big Brothers organization as well as several other organizations. He will bring a wealth of knowledge and experience to the BOCC.

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### Jim Morris - Sumter County Commissioner – Seat 4

James Morris has been a Sumter County resident for nearly three decades and resides in Bushnell with his wife, Brooke. James works for CEMEX and is the Regional Environmental Manager for the Southeastern U.S. Sumter County belongs to the people, and James will fight to preserve its unique quality of life, while keeping a lid on spending. As a businessman, James understands the importance of good jobs and a strong community. He is committed to making Sumter County the best place to live, work, raise a family and retire in Central Florida.

### Sharyl Anderson - Sumter County Commissioner – Seat 4

Sharyl Anderson is a Florida born, Sumter County native. Sharyl currently resides in Webster, running the family business that has been a part of this county for over 40 years. Sharyl and her husband have 4 children and 4 grandchildren. She has been blessed to be able to care for her Downs Syndrome grandson for the past 2 years, until he started school this year. Family is a very important part of Sharyl's life as well as her animal family of horses, dogs, and a cat. Sharyl competes at the top level of Senior Ladies Level 6 in Cowboy Mounted shooting. She is a certified mounted police instructor and teaches basic equitation at her facility in the south end of our county. Sharyl is a hometown Sumter girl that has spent her life watching Sumter County grow and change. As your next Sumter County Commissioner, she would like to listen to the residents of Sumter County and work with and for them to make Sumter County the place they want to make home.

### Jeff Bogue - Sumter County Commissioner – Seat 4

My name is Jeff Bogue, I am asking for your vote for county commissioner. I am a retired Firefighter/Paramedic/Flight Medic, and currently the Director of EMS for AdventHealth managing a 21-facility ambulance service over 6 counties. I have been married for 29 yrs. We have two sons and a daughter, one of our sons serves you now as a Firefighter/EMT. I have spent my life in the service my community and would like to continue. I have no ties to special interest and intend to serve to promote the citizens wishes

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*Biographies continued from page 4*

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**Mary Rosetta French - District 4 County Commissioner Candidate**

Mary French is a Sumter County native and former correctional officer medically retired due to injury sustained in the line of duty. She has been married 31 years to a truck driver, Wayne, has 3 biological children, 4 foster children and 22 grandchildren. Mary is Vice president of the Croom-A-Coochee Community Center and advisor to the teen/children board.

The reason why I would make a good addition to the board of County commissioners is because I'm not a politician. I truly love and care about Sumter County and the people who live here. I believe that we should support small businesses, our police and sheriff's departments, mom and pop farms, ranches and that every tax paying citizen of Sumter County should have a say on how this county is ran. It is the people who elect

the County Commissioners and if elected I will work for the people with honor and integrity.

**Daniel Myslakowski - Sumter County Commissioner Seat 5**

As your elected County Commissioner, I pledge to do what is in the best interests of the people of Sumter County! I will carefully listen to all points of Board agenda issues, and vigorously debate the points that are not in residents' best interests! As a Fiscal Conservative Republican, I will rank the issues from most important to least important with an eye on keeping a balanced budget and a goal of reducing your taxes not raising them! I will serve with honor, and integrity, working hard to bring, and implement solutions to best serve the people of Sumter County!

**Don Wiley - Sumter County Commissioner - Seat 5**

I currently serves as the Chairman of both PWAC and CDD10 where I have served since shortly after moving to The Villages 8 years ago. I'm also known for my YouTube videos about The Villages as Gold Wingnut. Prior to retiring

4 years ago I worked as a construction project manager for most of 20 years. A retired Navy Chief Petty Officer, I operated nuclear reactors on submarines for 20 years. In all these endeavors I have been constant in one area that make me suitable for County Commissioner, I deal in facts and take a pragmatic approach to every decision and action for those I'm empowered to represent. Many throw around the word integrity with ease, I've lived a life of integrity, earning the trust of my shipmates whose lives depended on it, to that of the residents who have entrusted me to make the right decisions for our community.

**Ellen Decker - NSCUDD - Seat 3**

Our utilities and basic services impact public safety. They need the best oversight. I feel a duty to serve and protect retired seniors who have paid their dues in taxes and service. I was a water tester for the FDEP. I attended Water Summits, UF/IFAS lectures, and SWFWMD meetings. I was appointed in Charlotte County, FL, to a Drainage Board, a Compliance Board, and the Beaches and

*Biographies continued on page 6*

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*Biographies continued from page 5*

Shores Board. My education includes a Bachelor of Science degree in Business, with electives in Earth Sciences and Information Systems from the University of Kansas. I have credits towards a Master's degree.

#### **Matt Friedland, NSCUDD, Seat 5**

I am Matt Friedland and am running for re-election as your NSCUDD 9, Seat 5 representative. My wife Nanette and I live in the Village of Charlotte, and I am currently President of the So Long Island Club and 6 years as Director in VHA District 9. During which time I helped promote the AED installation in the Village of Charlotte, worked to institute electronic recycling, and helped enable the "Garbage to Energy" system which eliminated land landfills, improved the use of waste materials, and generated significant cost savings to the entire Village's community.

#### **Daniel Warren – NSCUDD – 5**

Dan Warren is a University of Wisconsin registered professional Civil Engineer with an MBA in finance from DeVry University.

He has extensive experience in land development, construction and project management of major storm water, solid waste, water and wastewater treatment systems. He is intimately familiar with all aspects of this infrastructure such as planning,

engineering, finance, construction, operation, maintenance, and regulatory compliance; a perfect fit for the NSCUDD board position.

Dan has attended numerous NSCUDD meetings over the years providing citizen input. He most recently provided alternative suggestions for the process of the CSU purchase from the Developer, solid waste conversion to the Waste-to-Energy disposal option and changing water and irrigation meter reading from manual to automated. He is up to speed and ready for the challenge.

Dan was also dedicated to serving the public as commission president of the Waukesha Wisconsin Water Utility for 24 years and was elected to the Waukesha School Board for 21 years. He is a current member of the Villages Architectural Review Committee representing District 9.

#### **Steve Lapp – Community Development District (CDD) 7, Seat 3**

I have had the privilege to serve as your District 7 supervisor, seat 3 (representing the Villages of Hemingway Duval, Hadley, and Bonita), vice-chair and alternate representative to the Project Wide Advisory Committee (PWAC). During my time in this position, I was able to add penalty clause to all contracts (previously a vendor could just walk

away without penalty), reduce the issues caused by the trolls, negotiate with the Sumter Landing Community Development District to get better control of the funds that we are required to give them for our maintenance (currently over 50%). Perhaps one of the major accomplishments has been to keep our maintenance fees at the current level and I am pleased to say that there will be NO increase in the coming year!

In my previous life before moving to The Villages I designed a lithotripter and trained physicians around the world in its use, performed digital forensics for the DOJ/DEA, and served in the USN submarine force. I was the AAC chair for the Firnshire Farms HOA and later president of the HOA.

#### **Gilbert "Gil" Windsor – Community Development District (CDD) 7, Seat 3**

My wife and I have been residents of VCCD #7 for 13 years. I am retired as Owner/President of Edison Electrical Enterprises, where I managed multi-million-dollar contracts through careful and responsible management. I have a passion for residents' concerns, a belief in "compromise" and "ethics." I strongly believe that listening is a sign of respect and that a "Public Office is a Public Trust." ■



## Are Your Estate Planning Documents in Order?

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**Thursday, June 9, 2022 at 11:00 am**

**Tuesday, June 21, 2022 at 2:00 pm**

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## In Case You Missed It...News Highlights from May Meetings

### Lady Lake Commission Expected to Flip on Apartment Vote

After a vote of 3-2 at its May meeting to reject the plan submitted by the Developer for seven apartments in the former Katie Belles building in Spanish Springs, one of the “no” votes has asked for a new vote at the June 6 meeting.

Commissioner Ed Freeman said that he voted against the apartment plan in May in response to the emotion of the more than capacity crowd of residents who attended the meeting pleading with the Commission to reject the proposal. He said that it was a bad vote and that residents of Lady Lake should not have to pay for an expensive and likely lawsuit with little chance that the town would win.

Commissioners Tony Holden and Ruth Kussard voted with Freeman at the May 16 meeting to place the apartments back on the June 6 agenda. The meeting will be held at the Lady Lake Town Hall at 6 PM.

### CDDs Contemplate Budgets Amid Inflation and Wage Increase Projections

Concerns about inflation and wage increases have resulted in a different kind of budget discussion this year for Community Development District boards of supervisors. Some are considering increases to annual maintenance assessments while others who were considering decreases are rethinking the timing given the uncertainties of the next year.

Public hearings and preliminary budget approvals will occur at CDD meetings in June. Preliminary approval means that the budget cannot go higher, but it could go lower when final budgets are passed in September.

To find your district’s preliminary budget and public hearing date and location go to [districtgov.org](http://districtgov.org). Select ‘Budget’ under ‘Departments’ and then select FY 22-23 Budget Calendar. The preliminary budget should be posted to the website prior to the meeting.

### CDD 1 Considers Maintenance Rate Hike to Pay for Traffic Study

Community Development District (CDD) 1 supervisors discussed a 10% rate hike in maintenance fees which would raise an additional \$110,000, enough to pay for a \$111,350 traffic study for Morse Boulevard. The move is a response to resident concerns about traffic on Morse and the dangerous conditions for golf carts using the golf cart lane. A 10% hike would cost each homeowner approximately \$30 a year.

Sumter County owns the road and resident concerns appeared to fall on deaf ears, with County Commissioners contending there may not be any fix other than to remove the golf cart lane. Any widening of the road would require acquisition and demolition of homes along that stretch of Morse north of CR 466.

CDD 1 Supervisors have expressed a concern that the new study estimate comes from Kimley-Horn who conducted a previous traffic study that they were unhappy with since the study was conducted during summer months at the lowest season of traffic. That 2007 study did not indicate a need for change, but ultimately a traffic light was installed at San Marino Drive and Morse.

CDD 1 has not raised maintenance fees since 2017 and will decide at the final budget hearing on June 10 at 8 AM at Savannah Center.

### CDD 4 Considers 15% Rate Hike for Road Fund

Community Development District (CDD) 4’s budget discussion addressed concerns about the rising costs of road maintenance. CDD 4 is the only district in The Villages that owns and is responsible for the maintenance of ALL of its roads. Other districts are only responsible for villa roads.

It costs \$125,000 to mill and overlay one mile of roadway and CDD 4 has about \$1.1 Million in road funding reserves. Supervisors would like to see that reserve at a higher level. A 15% increase

would increase the reserves to \$2.5 Million over five years. Homeowners would pay an average of \$80 more per year, although villas pay less, and premier homes pay more.

CDD 4 is also faced with more than \$700,000 of the \$1.13 million repair to the underdrain system at Soulliere Villas. That cost will come out of working capital reserves, and the Developer has agreed to pay half the expense.

CDD 4 will meet on June 10 at 1:30 PM at Savannah Recreation Center for a final vote on the budget.

### CDD 6 Adopts Resolution for Conflict Resolution Procedure re: CDD 7

The Community Development District (CDD) 6 has adopted a resolution that it hopes other districts will consider that invokes the conflict resolution process allowed in Chapter 164 of the Florida Statutes. Specifically, the resolution states:

*“Village Community Development District No. 6 directs the District Manager and District Counsel to take all appropriate steps to invoke the conflict resolution process provided for in Chapter 164, Florida Statutes, prior to initiating court proceedings, while preserving and vesting all of District No. 6’s rights at law and in equity. The District Manager and District Counsel are hereby authorized and directed to take all steps necessary and appropriate to implement the terms of this Resolution and to use all appropriate discretion in such implementation.”*

The dispute stems from CDD 7 rejecting the proposed Amendment 4 to the Project Wide agreement which would have created a second Project Wide Fund and Advisory Committee for the CDDs located south of CR 44. CDD 6 contends that their refusal to sign onto the new agreement is costing CDD 6’s residents more than \$200,000 per year.



## AARP® Driver Safety

**AARP Driver Safety now offers a 6 hour "Smart Driver" course for seniors; it is designed for those 50 and older.** In The Villages, there are at least 4 classes each month. The classes are either two days, 9 AM to Noon or one day\* 9 AM - 4 PM. Fee is \$15 for AARP members, \$20 for non-members. Select your class and call the instructor to register. Instructor will give instructions and time to arrive to complete registration.

**All available courses are listed at [AARP.org/findacourse](http://AARP.org/findacourse) or call 877-846-3299.**

**AARP now offers a 90 minute Smart Driver Technology (SDTEK) program for mature drivers. For more information: [AARP.org/findaworkshop10](http://AARP.org/findaworkshop10) or 352-430-1833.**

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Jack Haughn	352-603-1420	6/20/22	Mon	6/23/22	Thur	Savannah
Paul Scannell	352-399-6414	6/28/22	Tue	6/29/22*	Wed	Rohan



## ATTORNEY ANDREW CURTIS ANNOUNCEMENT OF CANDIDACY – FLORIDA HOUSE OF REPRESENTATIVES

**I am running in the upcoming Republican Party primary election for the Florida House of Representatives, District 52.**

First, let me state that I am a great admirer of everything that the Developer has accomplished.

That being said, in 2019, because of a lack of funds due to the low "sweetheart" impact fee then in place, the Sumter County Commission raised property taxes 25% in one year because the Commissioners needed to pay for all the new roads and infrastructure being built in The Villages south of SR 44. So the taxpayers of Sumter County were forced to pay rather than the Developer paying for this growth himself by paying a sufficient impact fee for each house built. In the 2020 elections, the voters of Sumter County rose up in righteous anger over this huge and unexpected tax increase and voted out the three Sumter County Commissioners who had enacted that tax increase in a landslide victory.

Upon taking office, the newly elected Sumter County Commissioners then did what they were elected to do and voted to raise the low impact fee that the Developer was paying by 70%. (Before that vote, the Developer, to his credit, had proposed a compromise – an increase of 40%). The people had spoken (or so we thought).

What happened next is hard to believe. As reported at the time in the *Orlando Sentinel* and in the *POA Bulletin*, our currently serving state representative, selling out his

own constituents, did an end-run around the new Sumter County Commission and actually got a state law passed in Tallahassee that an impact fee could not be raised by more than 12 1/2% in any year. In effect, our current representative gave away the store by enacting an impact fee that was 2/3 less than the 40% increase in the impact fee that the Developer himself had only recently offered to pay!

**More incredibly still, and here's the kicker – District voters were later shocked to learn that our current representative is actually on the payroll of The Villages, to the tune of the astounding sum of \$350,000 a year! Talk about a conflict of interest!**

It has just been announced that our current representative is not seeking re-election. It has likely been determined that he is now unelectable. The powers that be are now attempting to substitute a new candidate in his place, hoping that we will forget what has transpired. I have been a lawyer in the tri-county area for twenty years, concentrating my practice in elder law. I have thousands of senior clients. Through my legal practice, my service on CDD #6, and my service on the Board of Directors of the POA, I feel that few people understand the needs of District 52 residents like I do.

Please email [andrewcurtisesq@aol.com](mailto:andrewcurtisesq@aol.com) if you are willing to help in this necessary endeavor (volunteer time, a monetary contribution, etc.). And remember my campaign slogan:

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*In Case You Missed It continued from page 7*

CDD 7 supervisors see the proposed new PWAC as a bargaining chip to make changes to agreements it says they were forced to sign in the past “under duress.”

CDDs 5 and 8 have agreed to pass similar resolutions and Attorney Mark Brionez who represents all the other numbered districts except CDD 7 thinks others might follow suit. Brionez resigned as attorney for CDD 7, citing a conflict of interest, after he advised the board that they might have a case if they felt they signed agreements under duress. CDD 7 has since hired its own independent counsel.

CDD 8 Supervisor Sal Torname expressed sadness that CDDs have started fighting amongst each other and predicts a potentially long and expensive battle.

### Questions Continue About Special Independent Fire District

While Village officials continue to wait for Governor Ron DeSantis to sign the legislation that creates The Villages Special Independent Fire District questions continue to swirl about costs, board representation, and ambulance services.

The Villages will begin ambulance transport services on October 1, 2022, regardless of whether the referendum on the Special Independent Fire District passes or not. The Villages Public Safety Department has ambulances on order that it expects to have outfitted and ready to roll by the designated date.

If the referendum passes, Governor Ron DeSantis will appoint a new board of supervisors. Applications will be available on the Governor’s website. This initial board will be responsible for establishing long-lasting policies, costs, and procedures for the new district.

Resident cost projections and other information can be found on the District’s website, DistrictGov.org. Under Quick Links on the left side of the page, click on “The Villages Independent Fire Control and Rescue District.

The POA will produce a special section of The Bulletin in the Fall prior to the November referendum that will provide its analysis of the “Pros” and “Cons” of the proposed new district.

### Residents to Bear Costs of Replacing Brownwood Water Tower and Windmill

Project Wide Advisory Committee (PWAC) members voted at the May 9 meeting to spend up to \$20,000 for the demolition of the windmill and water tower at Brownwood Paddock Square but said “not so fast” on the projected \$225,000 to replace the structures. The 10-year-old structures have been determined “not safe” to withstand hurricane force winds and were scheduled to come down on May 19.

In what many viewed as a degree of arrogance, The Villages “Design Team” had already approved the replacement structures’ designs. PWAC members also questioned whether that kind of money should be spent on aesthetic features.

The Brownwood Square is owned by the Brownwood Community Development District, which doesn’t even contribute enough annually to pay to replace the structures because of the allocation methodology. CDD 10 Supervisor Steve Bova said the Developer is the one who benefits from the Town Square and pays nothing for the use of the entertainment stage or the drink huts.

POA Board Member and CDD 8 Supervisor Sal Torname has asked repeatedly for a list of ALL individual items on “Exhibit A” of the Project Wide agreement. When asked specifically about town squares, he was told it was everything inside of the four-block square. One could conclude that all of the drink huts, the stages and the seating structure at Brownwood would be included on that list.

Mr. Torname has asked legitimate questions, and the POA believes that PWAC should have an in-depth discussion about what those items are and where they fall in the Repair and Replacement plans that have been developed.

PWAC members gave up their right to vote on any additions to “Exhibit A” in a previous amendment which allows the Developer to add whatever he wants that would fall under the “shared expense” category. It includes items such as the Lighthouse at Lake Sumter Landing.

If PWAC recommends not replacing the windmill and water tower, the final decision would be in the hands of the Sumter Landing Community Development District (SLCDD) Board of Supervisors who have never gone against a PWAC recommendation. ■

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# When Thunder Roars, Go Indoors

By Len Hathaway

*Editor’s Note: Lightning guru Len Hathaway made his annual presentation to the POA General Membership Meeting in May at Laurel Manor Recreation Center, and this time he brought back up via video with the Weather Channel’s Jim Cantore sharing his mantra “When thunder roars, go indoors!” Following is Len’s informative article and tips for this year. You can find Cantore’s video at <https://youtube/naHNhDhK4VU>.*

As a resident of The Villages, you need to be aware of the risk that lightning poses to you, your family, your pets, and your property and what you can do about it. Florida typically leads the nation each year in fatalities, injuries, and property damage. All thunderstorms produce lightning that can be highly dangerous and unpredictable. Our area averages 108 thunderstorm days per year. Therefore, residents need to consider the more frequent but less severe indirect lightning strikes and the less frequent but more severe direct lightning strikes.

Electronics and appliances can be damaged due to lightning induced surges into the wiring system in your home.

### Lightning Protection for Your Appliances and Electronics Due to An Indirect Lightning Strike

Indirect lightning may not strike your home but may strike nearby trees, flag poles, a neighbors’ home, or some unknown location. These are more common but usually less severe than a direct lightning strike discussed in the next section.

Lightning-induced surges can damage control boards and computer chips, which are susceptible to even a relatively minor surge. Remember – Lightning Loves Technology!

To protect against damage to your sensitive electronic equipment such as computers, televisions, microwave ovens, telephone answering machines, games, refrigerators, garage door operators, irrigation controllers, motorized recliners & sofas, and while charging golf carts and cell phones you may wish to consider both primary and secondary surge protection.

### Primary Surge Protection

This is surge protection installed on your electric meter by your electric utility. For example, if you are a SECO Energy customer they will lease a surge protector on your electric meter for \$5.95 per month or purchase for \$349 for 200-amp

*Thunder continued on page 13*

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*Thunder continued from page 12*

service (\$399 for 320-amp service). Duke Energy and Leesburg Electric also have similar lease agreements. It can also be achieved by engaging a licensed electrician to install a surge protector on a dedicated two-pole breaker on your electrical panel. This level of protection is to prevent surge damage to hard-wired equipment that you do not plug into a 120-volt wall outlet. This is not “whole house” surge protection!

**Secondary Surge Protection**

This level of surge protection is called point-of-use (POU) and the devices are sometimes referred to as “plug ins.” These surge protectors plug into a 120-volt wall outlet to protect microwave ovens, garage door openers, refrigerators. Underwriters Laboratories listed surge protectors are another form of secondary surge protection for televisions and computers. These devices can be purchased from electronics, hardware, big box stores, and the internet.

Surges can also enter your home from other sources such as telephone and satellite/cable TV lines. Therefore, it is vitally important that telephone lines to an answering machine or computer be routed through a secondary surge protector. This is also true for the coaxial cable line for a television.

**Lightning Protection for Your Home Due to A Direct Lightning Strike**

A direct lightning strike does not happen very often, but it can cause substantial structural damage with ensuing fire. The chance that your home will be struck is very low, but it is not zero and is greater than winning the lottery. Fortunately no homes were struck and rendered uninhabitable last year. Twenty homes have been significantly damaged or destroyed by lightning since 2004.

Only you the homeowner can decide if you need a lightning protection system commonly called lightning rods. One way to think about it is assessing your own tolerance for risk. For example, if you have a high tolerance for risk you choose to do nothing, the odds are with you, the money stays in your pocket, and if the worst does happen you rely on your homeowner’s insurance policy.

On the other hand, if you have a low tolerance for risk and wish to seek peace of mind to avoid the loss of your home, possessions, pets, vehicles, and the stress of the entire ordeal to reconstruct and live-in temporary quarters you may wish to consider a lightning protection system. Contrary to popular myth they do not attract lightning but simply give it a safe path to ground.

If you do choose to install a lightning protection system, be advised that there is no local, state, or federal oversight for residential properties and this can be a buyer beware marketplace.

Many lightning protection system installers do police themselves by becoming listed by Underwriters Laboratories and employing installers who have passed a minimum of four exams to qualify as a Master Installer by the Lightning Protection Institute.

Do not be misled by a potential installer telling you that all equipment used is UL listed. Although this may be true it does not mean that the system to be installed will meet nationally recognized standards. Further, before any job is started the underground utilities should be marked by calling 811.

Here are the names of three firms that that are known to be working in our area who currently meet the above criteria:

A-1 Lightning Protection Services, Inc.  
1-866-465-0620

Central Lightning Protection, Inc., 407-380-6995  
Triangle Lightning Protection, Inc., 352-483-7020

*The above is the current state-of-the art, but safety is never absolute. It should be recognized that anything man-made can fail but the systems and equipment discussed above do function as designed a very high percentage of the time. As a homeowner, you should conduct your own due diligence for your lightning risk.*

References:

*The Art and Science of Lightning Protection*, by Dr. Martin Uman, distinguished professor in the Department Electric and Computer Engineering, University of Florida. (Available at The Villages Public Library at Belvedere, 693.898 UMA)

National Fire Protection Association 780, *Standard for the Installation of Lightning Protection Systems*, 2020 edition <https://secoenergy.com/surge-mitigator/>

If you have questions or comments, contact me at LHATHA@AOL.COM ■







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## Governor Signs Property Insurance Reforms

**Editor’s Note:** On May 26, as *The Bulletin* was getting ready for press, Governor Ron DeSantis signed property insurance reform legislation after a special session of the legislature. Following is the press release that was issued. In subsequent Bulletins we will examine exactly what the reforms mean for Villagers.

Tallahassee - Governor Ron DeSantis signed bipartisan legislation implementing the most significant and comprehensive property insurance reforms Florida has seen in decades to provide short- and long-term relief to Floridians to combat skyrocketing insurance costs. A one pager on the insurance reforms can be found here.

Additionally, Governor DeSantis signed legislation which modifies structural inspection and financial reserve requirements for condominium associations.

“This package represents the most significant reforms to Florida’s homeowners insurance market in a generation,” said Governor Ron DeSantis. “These bills will help stabilize a problematic market, help Floridians harden their homes through the My Safe Florida Home Program, and pave the way for more choices for homeowners.”

“I’m grateful that Governor DeSantis called lawmakers to convene this week to pass legislation that will help rein in insurance rates, provide premium savings to Floridians, and aid in hardening homes against storms,” said Chief Financial Officer Jimmy Patronis. “I remain

committed to fighting insurance fraud and bolstering our investigative services to further support our efforts to protect consumers.”

**Senate Bill 2B, signed by Governor DeSantis today, enacts pro-consumer measures to help alleviate rising insurance costs, increases insurance claim transparency, and cracks down on frivolous lawsuits which drive up costs for all Floridians. Specific provisions to stabilize the market include:**

- \$2 billion in reinsurance relief through the Reinsurance to Assist Policy (RAP) program to benefit policyholders over the next two years.
- Requires insurance companies to file a supplemental rate filing once enrolled in the program to provide relief to policyholders.
- \$150 million for the My Safe Florida Home Program to provide grants to Florida homeowners for hurricane retrofitting, making homes safer and more resistant to hurricane damage, which can result in premium discounts for those who participate in the program.

- Prohibiting insurance companies from denying coverage solely based on the age of a roof if the roof is less than 15 years old or if the roof is determined to have at least 5 years of useful life remaining.
- Requiring insurance companies to provide policyholders with a reasonable explanation if they deny or partially deny a claim and provides consumers with greater access to information during the claim adjustment process.
- Creating a new standard for application of attorney fee multipliers which have been liberally applied, resulting in increased costs to consumers.
- Limiting the assignment of attorney’s fees in property insurance cases, disincentivizing frivolous claims.

**Senate Bill 4B, also signed today, includes reforms to increase the safety of condominiums.**

- Requiring inspections for all condominiums and cooperative buildings that are three stories or higher.
- For buildings within three miles of the coast, Phase 1 inspections must occur 25 years after initial occupancy and every 10 years after.
- For all other buildings, Phase 1 inspections must occur 30 years after initial occupancy and every 10 years after.
- If a Phase 1 inspection reveals substantial structural deterioration, a more intensive Phase 2 inspection is required.
- Requiring condominiums and cooperatives to conduct structural integrity reserve studies for buildings three stories or higher to ensure the funding necessary for future structural repairs is available and prohibits waiver of funding for certain structural reserves.
- Increasing transparency by requiring all structural inspections reports and reserve studies to be part of the associations’ official record and must be provided to potential purchasers of a unit. ■

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## SENIORS VS CRIME

# War in Ukraine Spawns Charity Scams

In a recent article, Kathy Stokes from the AARP Fraud Watch Network, warned the public that scammers follow the headlines and take advantage of them when they can. The public’s desire to support Ukraine in their critical time of need is no exception.

### What You Should Know

- Bogus charities may use names similar to existing charities to legitimize themselves.
- The pressure to act quickly is a RED FLAG; a real charity will take your donation when you are ready to provide it.
- Less common forms of payment are also a RED FLAG, though criminals may seek checks, cash or credit card payments as well. (Always opt for a credit card, which carries greater consumer protections than other payment forms.)
- Legitimate charities – those whose fundraiser pass through most of the donations to the actual cause – need support. They, just like you, lose out when criminals intervene.

### What You Should Do

- **Research charities before you donate.** It’s easy to do at sites like **Give.org** or **charitywatch.org**. Charity Navigator has a page specifically dedicated to high-performing charities engaged in relief efforts in Ukraine. You can check it at **charitynavigator.org**.

**Seniors vs. Crime has four offices in The Villages to assist you with this or other issues:**

<b>Sumter Co. Office</b>	(352) 689-4600, ext. 4606	Mon – Thurs	10 am – 2 pm
<b>Marion Co. Office</b>	(352) 753-7775	Tuesdays	10 am – 2 pm
<b>Wildwood Office</b>	(352) 753-0727	Tue – Thurs	10 am – 1 pm
<b>Fruitland Park Office</b>	(352) 674-1882	Wednesdays	10 am – 2 pm

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## EARLY VOTING LOCATIONS

Early Voting is from 9 AM to 6 PM each day of Early Voting.

Registered voters in Sumter County can vote at any Early Voting Location during Early Voting dates

Voters will need to provide an acceptable form of identification according to Florida Statute

Bushnell Elections Annex  
 316 East Anderson Avenue, Bushnell

Sumter County Service Center  
 7375 Powell Road, Room 102, Wildwood

Laurel Manor Recreation Center  
 1985 Laurel Manor Drive, The Villages

Tierra Del Sol Recreation Center  
 808 San Marino Drive, The Villages

Allamanda Recreation Center  
 1515 Saint Charles Place, The Villages

Rohan Recreation Center  
 850 Kristine Way, The Villages

### VOTE BY MAIL

#### Who Can Request?

Any qualified, registered voter can request a vote-by-mail ballot

Vote-by-mail ballots can be requested by the voter, a member of their immediate family or a legal guardian on their behalf (Florida Statute 101.62)

#### How to Request?

A request can be made in person, by mail, fax, phone, email or by completing your request online through the Supervisor of Elections’ website at elections.sumtercountyfl.gov.

If you require a different format you may complete an accessibility form to obtain this form in a format most helpful to you.

# DISCOUNT PARTNERS

Another benefit for POA members is this Discount Partner program.

Most vendors will ask you for your current POA Membership card to receive the offered discount. If you have a favorite business who is currently not offering a POA Discount, tell them about our program. Please say "thanks" to our Discount Partners for their participation.



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## DISTINGUISHED SERVICE AWARD

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- 2017 Myron Henry
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Joe Gorman  
Rich Lambrecht  
Irv Yedwab
- 2012 Joe Gorman
- 2011 Pete Cacioppo  
Betty Cunningham
- 2009 Dorothy Morehouse-Beeney  
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# The Wake-up Call!

Our prior POA articles raised the dilemma facing patients and their physicians of barriers obstructing optimum medical care. Specifically, some insurance plans employ peer review agencies to restrict, if not deny, choice. This draconian cost containment can unfortunately eliminate lifesaving treatment...and you won't even know what took place.

It is time for the presentation. I have been asked to speak before the POA September monthly meeting. My purpose is to advise Villages residents of the unknown pitfalls jeopardizing medical choice. You will vividly see real life results of exceptional care, and can then better determine those insurance plans that focus on your health.

The presentation serves as a wake-up call, raising relevant questions to protect you...if cancer appears.

Norman H. Anderson, MD

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