

**Property Owners Association of The Villages
General Membership Meeting
October 20, 2020**

Called to order: by Cliff Wiener, President at 7:00 pm.

- All Board members present; except Andrew Curtis, Bill Schikora and Vicki Alkema, excused.
- Organizations present: None, not workable with COVID restrictions on meeting size.
- February Membership meeting minutes read and approved unanimously by members present.
- Treasurer Report (Donna Kempa): Since mainly new resident's having not attending a POA meeting, she mentioned that POA revenue is based mainly on Bulletin ads and member dues along with some donations; and, expenses based mainly on Bulletin publication and distribution plus some administrative costs. She then stated September income: \$20,131; expenses: \$14,167; net gain: \$5,954; and, operating funds: \$137,801.
- Membership Report (Cliff): Covering for Bill, Cliff stated we appreciate all that showed for the meeting and that the POA needs as many members as possible.
- Raffle: Did not run due to COVID restrictions in place.

Announcements:

- Tita Dumagsa thanked the fourteen volunteers that signed up to help with the shredding event and Roger Monroe for helping with membership. She stated she looks forward to more members volunteering, especially in using their wealth of knowledge and talents to help in specific areas and/or actions, or to be on the Board of Directors. Anyone interested should go to the website and fill in the form from the drop-down menu at the Volunteer tab.
- Cliff asked folks to contact himself or Sal Tornante if their neighborhood or group would like an AED program presentation; and, to also contact him if interested in being a Board member.
- Cliff mentioned the Vials for Life Program, hoping all will participate.
- Cliff introduced Gary Search (candidate for Sumter County District 1 Commissioner), Oren Miller (incoming District 5 Commissioner), and Craig Estep (incoming District 3 Commissioner), stating he was encouraged the voters overwhelmingly – by a two-to-one margin – supported these candidates in the primary over the incumbents and hopefully get two more folks for the other districts next.
- Mr. Search discussed why he decided to run...provide better representation and respect for the residents (both lacking with incumbents). Considers himself a public servant - serving the residents; and stated that he, Oren and Craig have developed a special bond. He thanked the efforts of Cliff and the POA regarding their campaigns then discussed changes happening, such as:
 - Public input for the County Comprehensive Plan.
 - Quasi-judicial hearings on the Developer's zone change request from special to multi-family for Hacienda Hills and Lake Sumter Landing. There was a meeting on October 13th with last meeting and vote on October 27th at Eisenhower – all interested should attend and voice their concerns.
- Cliff mentioned the November 14th shredding event stating it is for POA members so all should take advantage of the event, just need to get a ticket.
- Cliff presented Hall of Fame awards to Jerry Vicenti (Membership Chairman, 2011-2017) and Carolyn Reichel (Secretary, 2010-2019) thanking them for their service and stated he'd get the award (posthumously) for John Donnelly (Website Chairman for 10 years) to his daughter.
- Deb Butterfield mentioned SHINE can help with any Medicare questions during open enrollment. They will be accomplishing a Zoom meeting on October 27th from 7-8:30pm.
- Cliff mentioned the POA is partnering with the Hospital Auxiliary Foundation on scholarship support; and seeing hospital improvements – he's received no phone complaints in several months.
- Cliff mentioned he is looking for someone, maybe in Chitty Chatty or Bradford, that might be interested in delivering Bulletins each month within the southern region that is building up.
- Cliff announced speakers for upcoming meetings, stating every other month (even months) at Everglades. Speakers: Mr. Gary Search, November (Laurel Manor); Mr. Richard Baier, District Manager, December (Everglades); Mr. Edward Jimenez, CEO for UF Shand's, planned for March.

Questions:

- Resident asked when Magnolia Shopping Center would open; *Ans:* Not sure it is up to the Developer, but suspect no-later-than early-2021.
- Resident asked how many apartments anticipated with the zoning request? *Ans:* Gary Search was not sure, since the Developer has not provided detailed plans to date, but believes about 150.
- Resident thought, from reading the 46-page document, that the rezoning action gave the Developer carte blanche approval for any future apartments. *Ans:* Gary and Deb Butterfield stated any approval would be for only the three current special zoned areas requested (Lake Sumter Landing, Spanish Springs and Hacienda).
- Resident added the zoning document stated a build end date of 2023.

Speaker: Candy Dennis, District Community Standards Department (along with Carrie Duckett, now Assistant District Manager) on understanding community standards.

- Mission...assist residents in upholding aesthetic value of the community.
- Architecture Review Committee (ARC). One representative from Districts 1-10 and Lady Lake/Lake County; Developer's representative addresses only Districts 11-12 applications. Reviewed 6,940 applications this past year (about 100 per weekly meeting). Highlight points:
 - Landscape: must have sod or seed, can have (drought-resistant) Florida friendly ground cover; keep things looking green...not Arizona-like rock drought resistant landscape.
 - ARC form has been revised (must provide current tax bill, site plan or boundary survey and building plans (if adding a structure)); owner must get permits, etc.
 - Announced need for ARC member for Lady Lake/Lake County & District 4.
- Deed Compliance. Last year: 4,914 calls, 377 written violations, 29 public hearings.
 - Educate residents on legal contract between developer and property owner and enforcement.
 - Seek voluntary compliance...90-95% compliant after issue is brought to resident's attention.
 - Developer enforces internal (pet, person, etc.) and external (grass height, windows, signs, fences, trees, etc.). Community Standards enforces only external; verifying the complaint and if not verified then closed and if verified, then up to 3 notifications to get issue into compliance.
 - Many issues can be resolved via submitting ARC application.
- Call (352.751.3912), email, write or stop by with any architecture or deed compliance issue.
- Member questions:
 - Allowed to change exterior shutter color? *Ans:* yes, no approval required using approved colors.
 - Heard there are changes regarding amount of or anonymous complaints? *Ans:* Yes, only for District 5 (no anonymous complaints, effective 11/2020) and District 7 (only 1 complaint per person at a time, effective 11/2020).
 - Can you change out the pine straw landscape by Developer with stone? *Ans:* Yes, no approval required if change is only in existing landscape area.

There was a Motion to adjourn the meeting at 8:24pm that was seconded and unanimously approved.

Submitted by: Reb Benson, Secretary