

**Property Owners Association of The Villages
General Membership Meeting
December 15, 2020**

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

- Board members present: All, plus Karen Lambert and Dan Warren (potential members).
- Members present: Approximately 15.
- Organizations present: Seniors vs Crime (no others due to COVID restrictions).
- November membership meeting minutes read and approved unanimously by members present.
- Treasurer Report (Donna Kempa): Stated November income: \$24,397 (\$17,453 from ads); expenses: \$15,003 (\$13,924 for bulletin); net gain: \$9,394; operating funds: \$137,340.
- Raffle: Did not run due to COVID restrictions in place.

Announcements:

- Cliff mentioned the Vials for Life Program, hoping all will participate.
- Cliff mentioned the shredding event has been rescheduled for April 10th at the Wildwood Community Center and that members can get tickets online now.
- Cliff introduced Len Hathaway, who accomplished the oath of office for Board of Directors present. Len listed the five major points of the POA and obtained an affirmative from all to uphold each of those values. The board members sworn in for 2021 were: Cliff Wiener (President), Jerry Ferlisi (Vice President), Donna Kempa (Treasurer), Reb Benson (Secretary), Andrew Curtis (Director), Tita Dumagsa (Director) and Sal Torname (Director).
- Cliff mentioned the POA involvement with the Hospital Foundation and that once the pandemic subsides there will be a dedication of a hospital room with the POA name. He added that he has been asked to be a part of the scholarship committee. Thereby ensuring the annual POA scholarship donation goes to a qualified individual, along with other contributor funds designated for scholarships. The POA involvement has provided more insight into hospital activity and announced that effective January 2021 Mr. Don Henderson's role will change to Vice President and Mr. Edward Jimenez will be the CEO of University of Florida (UF) Central Florida (The Villages and Leesburg hospitals), plus CEO of UF Jacksonville and Gainesville (Shands).
- Cliff announced there will be no general membership meeting in January with COVID-19 cases peaking. In fact, there might not be a meeting until Mr. Jimenez as the speaker in March at the Laurel Manor Recreation Center.

Questions:

- What is the POA position regarding Hacienda Hills apartments and also town center apartments?
Ans: POA doesn't support apartments located within residential zoned areas; but, based on final plans and impact at town centers, could potentially see a way forward for those type apartments.
- Multi-modal paths south of CR44 don't have ribbon curbing so will deteriorate sooner than paths north of CR44. **Ans:** Agree and see this lack of ribbon curbing as a safety issue also, especially when driving at night. All the more reason for folks to get involved, especially before Districts 12 and 13 get turned over (at a cost) to Community District control versus developer control. POA involvement helped with paths north of CR466 being widened and ribbon curbing added.
- Have concerns slowed down now regarding issues the Sumter County Commissioners need to address? **Ans:** No, it will take time for the new Commissioners to be fully immersed in County business and start to address issues with truly the resident's interests at heart.

Speaker: Cliff provided a presentation on the POA. Note: Richard Baier, District Manager, had to scrub on short-notice due to personal issues.

- Addressed the POA Mission, Vision and Goals...stating we try different ways to win issues on residents' behalf.

- Stated the POA is not anti-developer or focused on the negative, but is about collaborating to ensure quality of life and property values are protected.
- Accomplishments over the 45 years of the POA existence:
 - 2008 lawsuit created the Amenity Authority Committee (AAC) and provided \$42 million for improvements north of CR466. These funds covered things like multi-modal path widening to the building (soon) of the First Responders Recreation Center; with about 11 million remaining.
 - Owen Corning Roof Shingles defect – over 1,000 roofs changed.
 - Cracked ceilings in lanai's and garages – got building standards changed.
 - Shed light on golf cart and bicycle safety.
 - Tried to get an ACC configuration south of 466, but at least ensured the Project-Wide Amenity Committee (PWAC) had a little more authority than planned.
 - Fought the 25% Sumter County tax increase for 2020 fiscal budget.
 - Initiated a fair government for Sumter County movement.
- 2020 issues followed: Elections and AAC actions on amenity units for developer.
- 2021 issues to follow: Apartments, new commissioner actions, CDD 7 independent actions, anonymous complaints, amenity development south of CR44, potential excess reserve funds in each district and the possibility of automatic water meter reading (with Dan Warren providing background data on the last two items).
- Questions:
 - Is the information on reserves available to all districts? **Ans:** Not yet, but will make it happen.
 - Can anyone attend District 9 meetings and where are meeting notices? **Ans:** Yes, next one is at Savannah Center, 1:30pm on December 17th and notices are at District.gov.
 - Assume the reserve fund issue is a lack of policy; are Districts developing policy and is there a plan for existing funds? **Ans:** Hopefully Districts will develop policy and a plan on just what the funds will address.
 - What can residents do regarding the 2021 issues listed? **Ans:** Get involved...attend meetings and/or run for positions in Districts, ACC, PWAC, Architecture Review Committee (ARC), etc. Also, join the POA and help as a volunteer or become a Board member.

There was a Motion to adjourn the meeting at 8:12pm that was seconded and unanimously approved.

Submitted by: Reb Benson, Secretary