

**Property Owners Association of The Villages
General Membership Meeting
February 15, 2022**

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

- Board members present: All.
- Members present: Approximately 45, five from south of SR-44, with about 350 livestreaming.
- Organizations present: Hospital Auxiliary, Seniors vs. Crime and Realty Executives.
- January membership meeting minutes read by Reb Benson and unanimously approved.
- Treasurer Report by Donna Kempa: January income: \$35,973; expenses: \$21,794; net gain: \$14,179; and, operating funds: \$170,129. She stated the membership mailing notices helped with the large income and thanked members for their support.
- Raffle: Three winners of \$30 each.

Announcements:

- Cliff introduced the Sumter County Commissioner (Gary Search), District Supervisors (Sal Torname, Andrew Curtis, Jerry Ferlisi, Mark Hayes, Andrew Bilardello, Steve Lapp, Reed Panos and himself) and Lady Lake Mayor (Jim Reitz) in attendance.
- Cliff talked about the Vials for Life Program, going over the process and stating its importance.
- Cliff mentioned the member only (via a ticket) shredding event on April 9, 2022 and that 350 tickets have been issued so far, so still plenty of tickets left.
- Cliff stated live-streaming of meetings since June is going well; viewed by about 450 folks/month. He told Mr. Blocker he will raise again this March that district meetings should be live-streamed, doesn't matter the numbers, more important that people get the information.
- Cliff mentioned signing up for District e-notification, especially with hurricane season approaching.
- Cliff mentioned Cheryl Chestnut, The Villages Regional Hospital (TVRH) Chief Operating Officer, in March; may juggle things around in April and May; then candidate night in June, stating over five folks are running for Sumter County Commissioner seats up for election.

Questions:

- How did the POA board vet the Sumter County Commissioner candidates given the issue currently happening with two of the new folks? **Ans:** Cliff said the POA goes thru a rigorous process and he will be glad to answer further, but not until after the court case regarding the two individuals.
- Can anything be done about the speeding in The Villages? **Ans:** District management said they are looking into this and talking with Sumter County Sheriffs.
- What can be done about overgrowth on the various lakes in The Villages? **Ans:** District has a program to deal with this each year, usually in the Spring. Another homeowner mentioned they have started on a lake by him.
- What is being done about a drainage problem in some Villa areas? **Ans:** Need to find out more on what is causing the problem (issue is in District's 4, 9 and 10) then see what recourse there is.
- Any update on what will be built at Hacienda Hills Country Club? **Ans:** No, suspect the developer is waiting until their plans for apartments at Spanish Springs Town Center have been approved. Jim Reitz said the Lady Lake Planning and Zoning board has not scheduled looking at those plans.

Speaker: Mr. Kenny Blocker, The Villages District Manager, on district government update and Ed Cain, Fire Chief, on Independent Fire District update.

- Mr. Blocker went over the core values (hospitality, stewardship, innovation and creativity & hard work) and this year's focus (customer service, growth, inflation and planning).
- He stated all concepts/initiatives use a model of plan, do, check and act.
- He promoted Carrie Duckett to Deputy District Manager and Bruce Brown & Brittany Wilson to Assistant District Managers. Oversight of the Village centers, PWAC, District 14 and future districts by him; AAC and Districts 1-4, 7 & 12-13 by Carrie; NSCUDD, WUDD and Districts 9 & 10 by Bruce; and, Districts 5-6, 8 & 11 by Brittany.

- Currently manage 21 entities (14 residential districts, 3 commercial districts, 2 utility districts and 2 committees) with an operating budget of about \$400 million. Main office in Lake Sumter Landing with a satellite office at the Fire Station on Morse Blvd south of SR-44.
- Recommended calling customer service (352.753.4508) or better yet, go to www.DistrictGov.org.
 - Sign up for E-Bill and e-Notifications.
 - Register for programs and activities.
 - Download Declaration of Restrictions.
 - Contact 24/7.
- Maintaining current assets (about \$2 billion) and plan for tomorrow.
 - Implementing Cityworks (better asset management).
 - Renovating over 150 sports courts (basketball, tennis, pickleball, platform tennis and bocce).
 - Renovating 76 shuffleboard courts and 17 pools.
 - Renovate Mira Mesa and improve par 4 cart paths on Yankee Clipper, Palmetto and Volusia Executive Golf Courses.
 - Finish First Responders Recreation Center and install Lake Miona walking trail.
 - Accomplish hundreds of other upkeep projects (trellis replacement, painting, wallpapering, roof replacements, HVAC replacements, stormwater upgrades, etc.).
- Chief Cain said the Independent Fire District proposed legislation has passed the first subcommittee review in Tallahassee. If it passes full legislation and approved by the Governor, will then be on the November general election ballot as a referendum. If then approved by Sumter County residents, this District would go into effect October 2023.
- Fire District boundaries are within Sumter County only (94% of response area). Balance of area (portions of Marion & Lake County, Town of Lady Lake, Fruitland Park, Leesburg and City of Wildwood) will be addressed via Interlocal and Mutual Aid Agreements.
- Fire District funding will be from Non-Ad Valorem assessments (\$124 fixed rate/rooftop + \$.75/\$1,000 of relative improvement value), Ad Valorem (up to one mil), amenity fee, interlocal agreements revenue and ambulance transport revenue.
- Currently, creating implementation timelines and staffing matrix & plans; securing proper state and local licenses; securing Medical Director contract; and, purchasing 12 ambulances by September to commence ambulance transport operations on October 1st.
- Some pertinent questions included:
 - Is the \$124/roof top for Sumter County residents only and why doesn't the Fire District include all response areas? **Ans:** Yes regarding \$124/roof top with interlocal agreements for other counties, etc. It was a strategic decision for only Sumter County to get it thru legislation; they do not look favorably on an independent district that covers more than one county.
 - Does an apartment count as one roof top? **Ans:** Yes, but then there is the non-ad valorem per ownership of around .55 to .65 out of taxable millage rate. Commercial rate will be done differently for this Fire District than what is currently done for the community districts.
 - How is the Fire District Board formed? **Ans:** Will be a board of 5 members, first 5 appointed by the Governor then eventually (staggered) voted in members by residents.
 - Can you provide a simplified estimated cost per homeowner? **Ans:** Will provide examples.
 - What is relative improvement value? **Ans:** It is market value less land value.
 - When will District 14 join PWAC? **Ans:** Not sure, presently they do not have the assets to join.
 - Can The Villages stop growing? **Ans:** Developer has to address that question.
 - Is the trail fee still part of priority membership under the tee time proposal? **Ans:** No, developer (via their Villages Land Holding Company) handles the priority membership but suspect they will not be decreasing the membership fee. It included the trail fee but no funds went to the district to cover the trail fee that District charges residents separately.

There was a Motion to adjourn the meeting at 8:13pm that was seconded and unanimously approved.
Submitted by: Reb Benson, Secretary