

**Property Owners Association of The Villages**  
**General Membership Meeting**  
**July 18, 2023**

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

- Board members present: All, except: Ken Knodel, Steve Lapp, Gary Search and Ash Marwah, excused. Cliff mentioned the passing of Sal Torname, a long time Board member and property owner champion.
- Members present: Approximately 130; about 10 raised their hand stating lived south of SR-44.
- Organizations present: Lightning Specialists (Len Hathaway), Realty Executives, Sun Kool, Seniors vs. Crime and One Trust Home Loans.
- June membership meeting minutes read by Reb Benson and unanimously approved.
- Treasurer Report: Cliff mentioned Ash Marwah not available so no report.
- Membership Report: Cliff mentioned Ken Knodel not available so no report, but added new members and renewals have been slow lately.
- Raffle: Three winners of \$30 each announced; and two gift baskets from One Trust were raffled at the end of the meeting.

**Announcements:**

- Live Streaming. Cliff said the POA has accomplished this for 2 years now.
- House Insurance Rates. Cliff said he is still working with Representative John Temple to try and get information on solutions and to get someone from Tallahassee to speak at a membership meeting. Mentioned that folks should shop around – even outside The Villages – for the best premium rate.
- District Information Meeting. Cliff said over 200 attending the meeting on July 17<sup>th</sup> and added he thought they would address the topics (multi-modal paths, Deed Compliance, etc.) in more detail than was accomplished. He said anonymous complaints was the hottest topic and it's clear a method needs to be established where a home for sale has been check to ensure compliance with deed restrictions/architecture changes before a new owner purchases the home.
- Vial for Life and CHIRP Program. Cliff went over what the Vial for Life and CHIRP by Community Watch are about and the fact he has firsthand experience they both work. He mentioned the POA have the vials and whistles available for folks to take home.
- District Information. Cliff mentioned all should sign up for various items at [Districtgov.org](http://Districtgov.org), especially since we are back into hurricane season.
- Cliff mentioned there will be a POA Board recruitment meeting on October 24<sup>th</sup>, 9am, at Laurel Manor for those interested in being a Board member or helping the POA.
- Deb Butterfield said there are about 62 new followers of the POA on Facebook. Within the audience, 15 raised their hand that they were on Facebook with about 3 saying they followed the POA. She mentioned she'll go over steps to get on Facebook at a future membership meeting.
- Member Meetings. No August meeting; Joey Hooten, Sumter County Property Appraiser, in September; and, Capt. Siemer from the Sumter County Sheriff's Department in October. Cliff added there will be four additional meetings in 2024 on the first Thursday of January, April, July and October at the Everglades Recreation Center plus one this coming September 15<sup>th</sup> with Joe Rogas on Coleman Prison safety.

**Questions:** Deferred to the next meeting to allow enough time for Mr. Arnold.

**Speaker:** Bradley Arnold, Sumter County Administrator (with Craig Estep, Chairman, Sumter County Commissioners, present) discussed the proposed Fiscal Year 2023-2024 (FY23/24) budget.

- County highlights:
  - Lowest unemployment rate in Florida...but creates wage and employee availability issues.
  - The \$40 million 2018 Road Improvement Agreement has resulted in many roads being improved or built by the developer in the new Villages area.

- In the county, the Villages south of SR-44 is in Wildwood City and the rest is unincorporated.
- Commissioners basically set policy and law for the County which also has 5 municipalities.
- Provides the most outsourced services in Florida to maintain the level of support required.
- Revenue comes from these funds: General, Special Revenue, Debt Service and Internal Service. With the General Fund's largest revenue source being Ad Valorem (Property) Tax.
- Other sources of revenue include county-wide non-Ad Valorem (fire assessment), county sales tax, intergovernmental transfers and charges for services.
- Mr. Arnold also described the County Government organization and elected official positions.
- FY23/24 Budget highlights:
  - Ad Valorem proposed millage rate is 5.19%...lowest ever...7.16% less than FY22/23 rate. Roll back rate is 5.1974. Property tax results in 47% of General Fund revenue. Public Safety results in 58% of General Fund expenses.
  - Non-Ad Valorem proposed amount is \$323.64/year for residential properties...up from \$124/year. Commercial, industrial and institutional rate based on square footage...change from \$124/year. Resulting in expenses of \$34,020,559 for Villages Public Safety Department and \$26,348,773 for Sumter County Fire & EMS.
  - There will be a public hearing on the non-Ad Valorem increase on August 6<sup>th</sup>. Mr. Arnold noted that this increase addresses what the residents wanted in ambulance service and the increase is appropriate in non-Ad Valorem since that addresses fire assessment versus raising the millage rate to have more General Fund revenues cover this increase in service.
  - Road Impact Fees...\$17,701,510 in expenses for FY23/24. One expense: starting payback of the 2018 Road Improvement Agreement (\$6,430,853).
  - Fuel Taxes...\$23,070,021 in expenses for FY23/24. Largest expense: Marsh Bend Trail south of Corbin to McNeil Dr (\$5,440,940).
  - Have a grant in 2024-25 that will allow for repaving for all residential roads in Community Development Districts (CDDs) 1 & 2.
  - Building construction projects...\$45,715,843 in expenses for FY23/24. Largest expense: New government service center/fire training facility/sheriff tactical range (\$36,715,843).
- Questions, some pertinent ones:
  - Will the new Service Center live stream meetings? **Ans:** Yes, but not before the Commissioner meetings are moved there from their current meeting location.
  - How are multi-family housing facilities assessed with the non-Ad Valorem changes? **Ans:** Assessed per unit (not roof top).
  - Sumter County should address the congestion and dangerous situation with the golf cart lane as part of the road on Morse Blvd (between CR-466 and El Camino Real). **Ans:** Mr. Arnold said he is aware of the study done on this by CDD-1 but will not comment until the final report is released and reviewed. He did state the County has nothing to do with multi-modal paths, which he understands this effort is to move the golf cart lane from the road to a path.
  - What happens with funds from ambulance transport? **Ans:** Sumter Fire EMS budget will include this revenue in their budgets and The Villages Public Safety will use these funds to handle their capital improvements over \$10,000.
  - With all this growth, how are the roads going to be able to handle the congestion? **Ans:** Future road improvements and signal improvements should take care of most issues. Some roads have a poor rating for traffic and hence should be avoided if possible.

There was a Motion to adjourn the meeting at 8:35pm that was seconded and unanimously approved.  
Submitted by: Reb Benson, Secretary