

**Property Owners Association of The Villages  
General Membership Meeting  
September 19, 2023**

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

- Board members present: All, except: Ash Marwah, Ken Knodel, Jerry Ferlisi and Gilbert Windsor, excused. Deb Butterfield, POA Bulletin Editor, also present.
- Members present: Approximately 120.
- Organizations present: Realty Executives, Sun Kool, Seniors vs. Crime; plus, Anthony Pellicano (for Sumter County Sheriff).
- July membership meeting minutes read by Reb Benson and unanimously approved.
- Treasurer Report: not provided with Ash excused. Cliff mentioned that POA expenses include about \$180,000 per year for publishing the Bulletin of which advertising – which is increasing from 24 to 28 pages – helps with a majority of those expenses and membership dues covering the difference.
- Membership Report: not provided with Ken Knodel excused.
- Raffle: Three winners of \$30 each announced.

**Announcements:**

- Cliff presented a Hall of Fame plaque to Kay Tornome on behalf of Sal, stating Sal was on the POA Board even before he got there 12 years ago and that Sal has been a great friend and one of the hardest workers always looking out for residents' rights.
- Cliff mentioned folks should get with Seniors vs Crime before having work accomplished on your home...especially installing a pool. There are some good companies out there, like T&D Pools, but there are a couple bad ones...for instance one company has over 100 complaints.
- Cliff mentioned we live stream our meetings. Deb said there have been over 1,000 views on the website already from the September 15<sup>th</sup> meeting at Everglades on Coleman prison guard issues.
- Cliff introduced the various representatives in the room: Mark Hayes, Steve Lapp and himself as District Supervisors, Dan Warren on the North Sumter County Utility Dependent District (NSCUDD) Board and Reb on the Amenity Authority Committee.
- Cliff went over what the Vial for Life by Sumter County Sheriffs and CHIRP by Community Watch are about; adding the POA have the vials and whistles available for folks to take home.
- Cliff mentioned all should sign up for various items at Districtgov.org; to include weather warning notifications, especially since we are 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 talked about the POA Facebook page as a source for information. A few raised their hands that they are on Facebook but only a couple said they follow the POA Facebook page. She also announced a mid-month electronic only Bulletin has started to provide information on what is happening in-between publishing of the monthly Bulletin.
- Cliff mentioned the POA database and website will be revamped as soon as possible to make it easier to: get to the website, view information and join or renew membership.
- Member Meetings at Laurel Manor. Capt. Siemer, Sumter County Sheriff, in October; Solar Energy in November; Steve Lapp on Cut the Cord in December; Dr. Curtis on Alzheimer's in January; Dr. Anderson, RBOI, in February; and, The Villages Regional Hospital in March.
- Member Meetings at Everglades. Chief Twist, Villages Public Safety Dept, in January. Still working on speakers for April, July and October; meetings are the first Thursday of the month at 7pm.

**Questions:**

- A resident asked about fixing the rough multimodal path along Buena Vista between Winiford and Lake Sumter Landing. **Ans:** Cliff said he will have district management look into this.

- What is being done at the Polo Fields on the side near the softball complex? **Ans:** Cliff said he did not know, but will look into it.
- When will the gate readers be set so you don't have to roll down your window to activate the gate arm? **Ans:** Cliff said, do not see this happening. With software updates (ongoing) the aftermarket side mirror readers will not work.
- Does the Morse family still hold an annual meeting? **Ans:** Cliff said yes, but must be a VHA member and get a ticket from entertainment to the around April event. It is an informational meeting, no question-and-answer session.
- Only one neighborhood pool in Village of Dabney (new) area, why? **Ans:** Cliff said he will check into it, but doesn't expect an answer. Developer does what is best and doesn't tell residents their plans.

**Speaker:** Mr. Joey Hooten, Sumter County Property Appraiser, along with staff members Shauna Jordon and Matthew Hall.

- Mr. Hooten mentioned he has been the County Appraiser for over 10 years, elected in 2012; stating they are here to serve the residents and help educate people on how appraising is done.
- There are two types of appraisers:
  - Fee...ensure you as the buyer is protected regarding property value ("highest and best use").
  - Mass...focus on average (based on previous year), what a County Appraiser does. Throw out the highs and lows and average out the middle area.
- Sales have been unprecedented in recent years and the County has done a good job on appraising:
  - Home sales: 6,991 (2019); 7,453 (2020); 10,782 (2021); and, 9,320 (2022)...a 3 to 5% growth rate, with a little slow down just now starting. In 2020, of the homes sold 1,685 had been multiple sales over time with none under \$100,000 and all about a 25 to 30% increase in price.
  - Level of Assessment (LOA) has averaged 93% over the last 10 years; 10<sup>th</sup> lowest of 67 counties in Florida and lowest in the 5 surrounding counties. If less than 90% the state will take over.
- Ms. Jordon discussed the website, Homestead, Portability, TRIM notice and what they cannot do:
  - Website ([www.sumterpa.com](http://www.sumterpa.com)) has all property information...owner, sales, maps, etc.
  - Homestead Exemption (based on January 1 each year)...you must apply, have a Florida driver's license or ID and a Florida registered vehicle; cannot have an out of state exemption. Based on County Board of Commissioner policies, can also apply for up to \$15,000 in additional exemptions (65 and older based on Adjusted Gross Income – currently below \$35,167).
  - Portability..."Save Our Home" can be a valuable asset when selling and buying another home in Florida to ensure you keep your tax bill as low as possible, contact the Appraisers office.
  - TRIM notice..."Truth in Millage Rate" is sent each August (per Florida Statutes); must file within 25 days for an adjustment. In 2022, out of 92,000 parcels, 58 (2 homes) filed for adjustments.
  - Cannot change: permit finals and closing dates – set by county and banks; Consumer price Index – set by the state.
- Questions, some pertinent ones:
  - Is market value based on comparables and year built? **Ans:** Joey said yes, categorized by like properties and by the year.
  - I got Homestead with previous and current home, wonder if I missed getting Portability? **Ans:** Shauna said probably not, would have gotten that if it applied, but call the office to go over it.
  - How do you address "outliers" in the appraisal process? **Ans:** Matthew said there are only a few of these and they do a good job of getting it right related mass appraised value.
  - Why are, based on 2022 numbers on the website, "outlier" properties such as Mark Morse (4,815 square feet (SF)/21.47 acres: \$840,640 market & \$668,250 taxable); Jennifer Parr (5,368 SF/26.97 acres: \$802,160 market & \$313,130 taxable); and Whitney Morse (SF 3,693 SF/9.51 acres: \$66,570 market & \$1,190 taxable – and recently sold for \$2,450,000) so far out of the norm? **Ans:** Shauna said she wasn't sure, to please call the office to address this.

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