

**Property Owners Association of The Villages
General Membership Meeting - South
January 2, 2025**

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

- POA Board members present: Gary Search, Gary Kadow, Tita Dumagsa, Dan Warren and Ken Knodel; Excused: Reb Benson.
- Members present: Approximately 75.
- Organizations present: Realty Executives and Seniors vs Crime.
- Membership meeting minutes, Treasurer Report, Membership Report and Raffle deferred.

Announcements:

- Cliff mentioned the next member meeting is at Laurel Manor on January 21st with Sumter County Sheriff Pat Breeden as the speaker.
- Cliff mentioned the member meetings are live streamed and will be posted on the POA website.
- Cliff mentioned there will be a Multimodal Path (MMP) Discussion Group on January 21st at the Savannah Center, with all Districts except 3, 11 & 13 involved. He stated we need all Districts involved since the group will be addressing safety issues across all of The Villages.
- Cliff mentioned the POA Shredding Event on March 29th from 9am to 12pm at the Covenant United Methodist Church off CR-466. He stated you must be a member at that time and obtain a shredding ticket by sending in an email requesting one. He added that over 44,000 pounds of paper were shredded last year (with each member allowed up to about 30 pounds of material).
- Cliff mentioned on February 20th from 9-11am at Laurel Manor there will be a meeting for folks that would like to volunteer to assist at POA events or be a Board member. With the Villages growing we need more members on the Board, especially from the new Districts. The POA will be celebrating its 50th anniversary this year...help us continue to make The Villages a better place.

Questions:

- Will fees go up with some developer owned districts now being sold to District Management to run? **Ans:** There will be no more funds out of your pocket with a sale. The bonds generated with the sale (which are no longer tax free) will dictate the maintenance fees paid by each district that will be now under District Management to maintain.

Speaker: Jerry Anderson (President, SECO Board of Trustees), Curtis Wynn (Chief Executive Officer) and John Laselva (Chief Operating Officer).

- Jerry addressed:
 - SECO background...a cooperative serving 248,000 members (i.e., households) in 7 counties and over 2,100 sq miles. 7th largest metro-cooperative in the nation.
 - Board of Trustees...Jerry introduced the trustees in attendance, showing which SECO district they represent (for example...Jerry, District 3 – Villages north of CR-466 and Joyce Anderson, District 2 – Villages south of CR-466); stating all work hard and accomplish all required training (most at Director-Gold status). He added the Board sets policies and approves budgets.
 - Capital Credits...as a non-profit organization SECO returns excess margins back to the residents as a credit on their energy bill in November, with \$1.65 million returned in 2024.
- Wayne addressed:
 - Strategy Map...Mission: Provide reliable innovative services; Vision: Be a leader in the industry and employer of choice; Value: Ensure safety. Four prospectives: People/culture; Initiatives (managing power, etc.); Results (capital credits, etc.); and, Grow/Diversify. Goal...residents stating SECO is: reliable/good value, helps manage energy use and trusted source.
 - Financial...\$1.2 billion in assets and \$500 million annually in operating funds; about \$.70 out of every dollar goes towards purchasing power and the rest manages all other business aspects.
- John addressed:
 - Reliability average...12 hours/year of outage 24 years ago and 65 minutes/year in 2024.

- How often out...1.04 times/year with average of 65 minutes until power restored (2024).
- Area lights...started with goal of repair within 30 days and now that goal is repair within 24 hours of when notified (SECO does not know when a light goes out).
- SECO going to stress-free concrete poles due to high-maintenance of fiberglass poles and LED lights due to government regulations that phase out High Pressure Sodium (HPS) Vapor in 2024.
- The Villages: 20,185 lights (16 different light fixtures - 6 specialized fixtures). Don't patrol down south as much since those are mainly the new fixtures. Community Watch puts red ribbon on lights that are out...about 24 lights/day. Damaged lights (from landscaping folks, vehicle hits, etc.): over 6,700 with 85% repaired within 24 hours and about \$1.4M in labor costs in 2024.
- Changing out poles by units and keeping spares for use as needed until changeout to LED is complete (takes 16 weeks to 16 months to receive LED lights).
- Common questions SECO received regarding pole lighting:
 - Why are costs increasing? **Ans:** Growth in volume of lights, increased material/install costs, government regulations and deficit past costs charged.
 - What is the impact to residents? **Ans:** SECO bills each Community District (based on number of poles in their district) with those costs recovered thru District maintenance fees. Should see a \$4.00/month on average increase.
- Questions, pertinent ones:
 - Why not a 4 to 5 day pole repair window versus 24 hours and will costs be further evaluated? **Ans:** The Villages wanted 24 hours and SECO is doing another cost-of-service study this Spring. Note...Cliff added those updates need to be provided to Districts before May – when they start building next year's budgets.
 - What about the costs if a District wants to take over light pole operations? **Ans:** SECO is willing to work with any District on addressing all that is involved and the costs to make this happen. They are about a process that results in the lowest cost to residents.
 - Sounds like SECO has a "best choice" way ahead that needs to be articulated so all Village Districts are onboard. **Ans:** Willing to listen and look at all options. Note...Cliff added that we need to sit down as a body (all Districts, District management and SECO) to solve this.
 - What about the impact of the \$140 million grant you are receiving on overall costs? **Ans:** That will be incorporated into the next cost-of-service study.
 - Why not sell bonds and increase kilowatt hour charge to raise funds and defer initial high costs to residents over a period of time? **Ans:** Only one source of raising capital is via members (i.e., residents) at the time it is required.
- Cliff concluded stating he appreciated SECO attending and that it is thru continued dialog and discussion that the districts can make informed decisions going forward and the residents fully understand that way forward and the impact costs involved.

There was a Motion to adjourn the meeting at 8:47pm that was seconded and unanimously approved. Submitted (based on video review) by: Reb Benson, Secretary