

UPCOMING **APRIL** MEETINGS

(ALL meetings are OPEN with opportunities for public comment.)

DAY	DATE	<u>TIME</u>	<u>LOCATION</u>	<u>MEETING</u>
Mon.	Apr. 7 th	7-9:00 pm	Mulberry Grove	Q&A Meeting
Wed.	April 9 th	9:00 am	Savannah Center	Amenity Authority Committee Board of Directors
Fri.	April 11 th	1:30 pm	Savannah Center	District 4 Board of Supervisors

THE **Q&A** REPORT

This is an Independent Report --Prepared by Don Deakin
April, 2025 108th Edition (Circulation 4,432)

New & Improved User-Friendly Reports!

In an effort to serve you, our residents, better, and improve communications, starting with this issue of “The **Q&A** Report”, thanks to the availability of better Apps from The Villages Staff, with better “user-friendly” technology, and more direct “**LINKS**”, you will now have access to the most recent and most complete information available regarding what is being discussed at the AAC and District 4 meetings.

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First Responders was one of 20 recreation centers highlighted in the 2024 Winter Edition of the FRPA Journal making it the 15th Villages center featured in the journal since 2012.

2025 - KEY ISSUES:

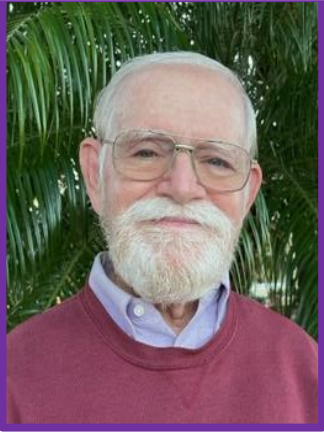
It is highly probable that the Amenity Authority Committee (AAC) Board of Directors, Community Development Districts, and most residents, will be discussing some, or all, of the following **KEY Issues** during 2025:

- AAC Amenity Fee Rate Cap
- AAC Settlement & Interlocal Agreements
- Aging Infrastructure: Maintenance/Repair/Replacement
- Amenities VS Infrastructure
- Amenity Fees & District Maintenance Assessments: How is YOUR Money spent?
- Active Participative Involvement by Residents
- Elected Leaders: Are they Pro-Resident or Pro-Developer?
- Executive Golf (Maintaining Quality Courses)
- La Hacienda Regional Recreation Center Project
- Mentoring Residents to become Future Leaders
- Morse Boulevard Safety Issues
- Multi-Modal Paths: What can we do to make them Safer?
- Paradise Regional Recreation Center Project
- Residents: Do YOU really know how The Villages works? Do YOU care?
- SECO: Is it really an electric Co-op that its users are members of?
- Many other issues and/or concerns; so, stay tuned!



The second 5K of the 2024-25 Running of the Squares at Lake Sumter Landing was on Saturday, January 11, 2025, and had 1252 runners. The last of the series will be at Spanish Springs on Saturday, April 19, 2025.





The Q&A Meeting

Monday, APRIL 7th, 2025

7:00 pm – 9:00 pm

Don Deakin

Mulberry Grove Recreation Center

Supervisor Don Deakin will host this Q&A Meeting. He has been a resident of The Villages in Chatham for over 21 years.

During that time, Don has been involved with the local government of The Villages, first as a resident and then as a representative FOR the residents.

Over seven years ago, Don hosted the 1st Q&A Meeting ever held in The Villages. His purpose was to improve communication between local government and the residents.

Q&A Meetings are open to the public. They provide an informal setting with NO microphones, NO agenda, NO speaking time limits, NO restrictions on topics; and because residents choose the topics, each meeting will be different. A variety of topics will be on the table, including but not limited to:

- Amenity Authority Committee (AAC)
- District 4
- The Villages
- Marion County

For more information, call Don Deakin at (352) 445-0181; or send an Email to

DRDeakin@aol.com



DISCLAIMER:

These Q&A Meetings are NOT official District 4 Board or Town Hall Meetings. Comments and opinions expressed by Don Deakin during these meetings are his own and do NOT represent District 4 Supervisors, the District 4 Board as a whole, the AAC Board, The Villages Staff or the Marion County Commissioners.

Amenity Authority Committee Board of Directors

LINK to:

- The April 9, 2025, AAC monthly Business Meeting AGENDA PACKET, including:
- March 12, 2025 AAC monthly Business Meeting (official Minutes)
- February 18, 2025 AAC Workshop Meeting (regarding the Rate Cap and Interlocal Agreement official Minutes)
- February 18, 2025 AAC Attachments to Minutes – Audience Comment

<https://thevillagesfl.portal.civicclerk.com/event/5727/overview>

AAC Financial Statements:

(Year-Over-Year as of January 31, 2024)

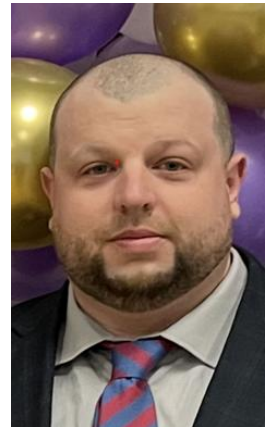
<u>Jan. 31, 2023</u>	<u>Jan. 31, 2024</u>	
\$ 71,899,000	\$ 81,376,000	– Total Cash & Investments, Net of Bond Funds
<u>Fund Balance:</u>	<u>Fund Balance:</u>	
\$ 88,268,000	\$ 99,652,000	– Unassigned
1,206,000	1,206,000	– Restricted-Debt Service
<u>24,582,000</u>	<u>25,494,000</u>	– Committed R & R General
\$114,057,000	\$126,352,000	– Total Fund Balance (\$12.3 million MORE than last year!)

- **Current Settlement Fund Balance: \$ 6,674,000**

Meet the Director of Executive Golf Maintenance:

Donald Jones who started on March 3, 2025

Donald is a seasoned golf course superintendent with extensive experience managing diverse climates and turf conditions across Texas, Arkansas, and Louisiana. He holds an Associates Degree in Agronomy from Texas State Technical College and is a Class A Superintendent with the Golf Course Superintendents Association of America. With a strong background in agronomy and golf course management, Donald is dedicated to maintaining top-quality playing conditions and enhancing the overall golfer experience. Donald comes to the Villages from Oakwing Golf Club in Alexandria, LA, where he served as Director of Agronomy. His previous experiences were as Superintendent at Magellan Golf Club in Hot Springs, AK, White Bluff Resort in Whitney, TX, and Harbor Lakes Golf Club in Granbury, TX



Chula Vista Executive Golf Course held its grand opening after a full renovation under the coordination of Staff. The project was funded by the AAC from monthly Amenity Fees paid by residents north of 466.

Community Development District 4

The April 11, 2025, AGENDA PACKET, with the official Minutes from the March 14, 2025, Community Development District 4 (CDD4), meeting and other significant issues are to be discussed at the April meeting are available. Just click on the **LINK to:**

- The April 11, 2025, District 4 monthly Business Meeting AGENDA PACKET, including:
- March 14, 2025 AAC monthly Business Meeting (official Minutes)

<https://thevillagesfl.portal.civicclerk.com/event/5995/overview>

District 4 Financial Statements

(Year-Over-Year as of January 31, 2024)

Jan. 31, **2023**

\$ 5,121,000

Fund Balance:

\$ 3,589,000

0

34,000

36,000

952,000

368,000

\$ 4,979,000

Jan. 31, **2024**

\$ 4,401,000 – Total Cash, Net of Bond Funds

Fund Balance:

\$ 2,776,000 – Unassigned

0 – Restricted-Capital Project, Phase 1

0 – Restricted-Capital Project, Phase 2

17,000 – Committed R & R General

1,082,000 – Committed R & R Villas Roads

327,000 – Committed R & R Phase 3

\$ 4,201,000 – Total Fund Balance

Street Sweeping in District 4



Galaxy Street Sweeper



Scrub Brush



Debris Vacuum Box

At about 1:30 am, a resident who knew I wanted to observe the Street Sweeping process in our District 4, let me know the Sweeper was on her street. I drove over to talk with the driver. He gave me a full explanation of the process.

No chemicals are used, but water is sprayed on the street as needed to keep the dust down, a brush scrubs the street next to the gutters, and a vacuum sucks the debris into a storage box on the back of the vehicle. When the box is full, it is taken to a designated dump site. It takes about 4-5 hours over 4-5 days to do all the roads in District 4.

NEWS RESOURCES AVAILABLE IN THE VILLAGES

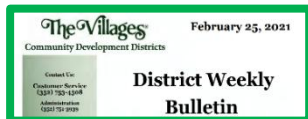
The Q&A REPORT:

A MONTHLY Email publication provided by Supervisor Don Deakin as a public service to residents. **(FREE)**

Contact: For residents who are **NOT** on Supervisor Deakin's email list, send request to be added to:
DRDeakin@aol.com

THE VILLAGES

DISTRICT WEEKLY BULLETIN



A WEEKLY publication provided by The Villages District Office. It covers a variety of topics and

becomes available each week on Thursday. It can be emailed to you for viewing online. **(FREE)**

LINK: (to see most recent issues)

<https://www.districtgov.org/whats-happening/Weekly-Bulletin-posts>

(The above image is a copy from districtgov.org home page)

POA BULLETIN



Property Owners' Association of The Villages, Inc.
CHAMPIONS OF RESIDENTS' RIGHTS SINCE 1975

MONTHLY publication by the Property Owners' Association. It is a Villages lifestyle organization that has been "Champions of Residents Rights since 1975." It is delivered monthly to every homeowner's driveway and is also available online. **(FREE)**

LINK: Go to poa4us.org

(The image above is a copy of the online POA Bulletin heading)

THE VHA VOICE



A MONTHLY publication by the Villages Homeowners Advocates. The VHA "Voice"

is now a full or partial page in Section C of the Daily Sun and appears one or more times a month. Those who purchase a paper at a store or Daily Sun box will now get the "Voice" without need for a subscription. Some articles may only be available online. **(FREE)**

LINK: <http://www.thevha.net>

(The image above is a copy of the online VHA Voice heading)

POSTAL STATION BULLETIN BOARD



A central location for information provided by The Villages and for approved resident-provided information. Guidelines for resident submissions can be found in the LINK below.

LINK:

<https://www.districtgov.org/services/resident/bulletin-boards/>

THE VILLAGES e-NOTIFICATIONS



Provided by The Villages District Office. Emailed to you as APPROPRIATE, based upon your topic requests. You can choose from a list of options, including the **District Weekly Bulletin**, meeting notices, precautionary water boil notices, scheduled updates and closings, public safety, recreation, and more. **(FREE)**

LINK:

<https://districtgov.org/newsletter/newsletter.aspx>

(The above image is a copy from districtgov.org home page)

PARADISE RECREATION CENTER

REBUILD PROJECT



Information on the status of the Paradise Recreation Center project is available on The Villages Home Page under *Quick Links*

(left side column). The link will be used by District Property Management to provide periodic updates as the project progresses. **(FREE)**

LINK:

<https://www.districtgov.org/districts/committees/amenity-authority/#>

(The image above is a copy from districtgov.org)

THE VILLAGES RECREATION NEWS

A WEEKLY publication provided by The Villages Recreation & Parks Department. It becomes

available each week on Thursday. You can pick up a copy at any recreation center, or view it online. **(FREE)**

LINK: <https://online.flippingbook.com/view/10419946/>

(The image above is a copy from districtgov.org home page)



VILLAGES-NEWS

A **privately** owned and operated DAILY publication. Residents will need to contact "Villages-News" to request an online subscription. (\$25.00 per year)

LINK: <https://store.villages-news.com/>



*Imagine what a wonderful world
this would be,
If we all treated each other
the way we want to be treated.
It begins with YOU and ME!
-- Don Deakin*

Contact Information:



Don Deakin

Amenity Authority Committee (AAC), Board of Directors, (District 4 Representative)

District 4 Board of Supervisors, (CDD4), Supervisor & Past Chairman

Liaison to the Marion County Board of County Commissioners

Email: DRDeakin@aol.com

Personal Cell Phone: (352) 445-0181

(Note: I do not have a secretary. But you can call me seven days a week from 7:00 am to 11:00 pm. If there is no answer, it means I am either on the phone helping another resident, out in the field checking on resident concerns, or in a meeting. Please leave a TEXT or voice message and I will get back to you as soon as I can.)

"Half of knowledge is knowing where to find it, . . .

The other half is knowing what to do with it when you do find it." --Don Deakin

DISCLAIMER:

- 1) This is an "Independent" report prepared and provided by Don Deakin featuring information about Community Development District 4, (CDD4), the Amenity Authority Committee (AAC) Board of Directors, The Villages, Marion County, and/or the Marion County Board of County Commissioners.
- 2) Don is NOT a legal professional.
- 3) All information provided by Don in The Q&A Reports, Q&A meetings, Emails, official CDD4 meetings, official AAC meetings, telephone, text messages, interpersonal communications, and/or any other forms of communications, is based totally on Don's understandings of the information he has received from various resources during his 21+ years as a resident of The Villages, many years of service in his positions as a CDD4 Supervisor, as an AAC Representative, and/or as a Liaison to the Marion County Board of County Commissioners.
- 4) The information provided by Don does not necessarily represent the opinions of the CDD4 Board, and/or any individual CDD4 Supervisors; nor the AAC, and/or any individual members; nor The Villages District Staff, the Developer, nor any other persons; nor the Marion County Board of County Commissioners, nor their Staffs; unless specifically identified in quotation marks or attributed otherwise.