

THE Q&A REPORT



April, 2024

No. 96 – Part 1

An Independent Report Featuring Information regarding District 4, Amenity Authority Committee, The Villages & Marion County. --Prepared by Don Deakin

"April Showers Bring May Flowers"

UPCOMING APRIL MEETINGS

(Note: ALL meetings are open to the public with opportunities for public comment.)

<u>DAY</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>MEETING</u>
Mon.	Apr. 8 th	7:00 pm	Mulberry Grove	Q&A Meeting (Hosted by Don Deakin)
Wed.	Apr. 10 th	9:00 am	Savannah Center	AAC (Regular Board Meeting)
Fri.	Apr. 12 th	1:30 pm	Savannah Center	District 4 (Regular Board Meeting)



New MCSO Commander At CR42 Office

A new commander has been promoted to take over at the Marion County Sheriff's Office annex in The Villages.

Sgt. Benjamin Adams is the new commander for MCSO at Mulberry Grove.

The office oversees and serves more than just the Marion County section of The Villages. The District also includes Spruce Creek, Stonecrest, Summerfield, and other area communities.

Sgt. Adams has been with the Sheriff's office for 17 years. In 2015, he was named the **American Legion's Southern Region Law Enforcement Officer of the Year**.

Prior to joining law enforcement, he served in the U.S. Marine Corps, including an 18-month deployment in Iraq.

Sgt. Adams plans to take a more active role to interact with the community. On March 13th, he made a point of attending District 4's Town Hall meeting and had an opportunity to introduce himself to the residents in attendance.

The Next Q&A Meeting will be Held on Monday, April 8th, at Mulberry Grove Rec Center, from 7:00 to 9:00 pm

Although this Q&A meeting will be hosted by District 4 Supervisor Don Deakin, the new MCSO Commander, **Sgt. Benjamin Adams**, has been invited as a Special Guest to meet the residents of The Villages.

Sgt. Adams has also volunteered to make a presentation of significant importance to all of us, entitled "**How to Detect and Prevent Scams**", which will be followed by the Q&A on this topic and anything else of interest to our residents.

These Q&A meetings are open to the public. Each month residents have an opportunity to "chat" with Supervisor Deakin, who is just one of five Supervisors serving on the Community Development District 4 Board.

"The purpose of the Q&A meetings is to provide residents with the opportunity to ask questions, get answers, share their concerns, offer suggestions, and address rumors" said Deakin. For more information: Call Supervisor Don Deakin at (352) 750-5395; or send an Email to DRDeakin@aol.com.

Amenity Authority Committee (AAC)

(The Villages equivalent of a city Recreation & Parks Board)

For the Minutes from the MARCH, 2024 ACC meeting; and for the complete Agenda Packet with supporting documents for the Wednesday, **APRIL 10th**, 2024 regular AAC meeting; just use this LINK:

<https://thevillagesfl.portal.civicclerk.com/event/3994/overview>

AAC MARCH 6th Regular Meeting Highlights:

1) Audience Comments:

Extensive resident comments were received expressing frustration about not being allowed to play cards, games, and gamble at the recreation centers. Residents expressed support for how the games help with social and mental skills. District Legal Counsel advised that under Florida State law, gambling is illegal at the District's recreation centers. Staff advised that affected groups can re-apply for room reservations, at which time a signed Room Reservation Agreement which states **"NO GAMBLING IS ALLOWED"** would be required.



2) Consent Agenda:

A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and no discussion is required unless desired by an AAC Member, or a Member of the Public.

The following Consent Agenda items were approved with no discussion:

- A. Minutes: Approved the Minutes for February, 2024.
- B. HVAC Systems: Approved Amendment Six to Agreement Group A1 HVAC with United Refrigeration Inc.
- C. Aquatic Weed Control Treatment & Services: Approved to terminate RFP with Solitude Lake Management LLC; and approved contract to Piggyback ITB with Crosscreek Environmental Inc. Annual contract (\$44,059).
- D. Landscape & Irrigation Maintenance: Approved Amendment Four to RFP Agreement (Group B) with Aero GroundTek LLC for various District areas. (\$1,156,844).

3) New Business

- A. La Hacienda Rec Center Table Tennis (Game Room) Addition: AAC approved contract with Next Dimension Construction Inc. (\$698,000).
- B. Roof Replacements: AAC approved contract for various District facilities with Next Dimension Construction Inc., for FY23/24 (\$252,245); and for FY24/25 (\$221,769).
- C. Savannah Pool Shade Trellis Replacement: AAC approved contract with Next Dimension Construction (\$157,000).
- D. Amberwood & Chula Vista Executive Golf Courses: AAC approved contract with Landirr Inc. for renovations. (\$1,400,440).

4) Old Business Status Updates:

- 1) Paradise Regional Recreation Center: This project is in the final design phase. Construction bid documents will be ready for "Request For Proposal (RFP)", which is Phase 1 of the bid process, in April/May 2024.
- 2) La Hacienda Regional Recreation Center: (Previously reported under New Business.)
- 3) Review of proposed VCCDD Towing Rule Language: (Included on Village Center Community Development District March 6, 2024 Agenda for approval.)
- 4) Power Corridor Trail: Inspection is complete and DPM is getting pricing from contractors.
- 5) Cordoba Postal Facility: Staff is working with the US Post Office and District Property Management to determine if there are alternatives to install one (1) large parcel box.

AAC MARCH 6th Regular Meeting Highlights, continued . . .

5) Informational Items Only

A. AAC Financial Statements: (Year-Over-Year as of January 31, 2024)

<u>January 31, 2023</u>	<u>January 31, 2024</u>
\$ 61,139,000	\$ 71,899,000 – Total Cash & Investments, Net of Bond Funds
<u>Fund Balance:</u>	<u>Fund Balance:</u>
\$ 77,537,000	\$ 88,268,000 – Unassigned
1,206,000	1,206,000 – Restricted-Debt Service
<u>23,257,000</u>	<u>24,582,000</u> – Committed R & R General
\$102,001,000	\$114,057,000 – Total Fund Balance (\$12 million MORE than last year!)

(Note: \$ 6,274,000 - \$40M Settlement Current Balance)

B. Capital Project Status: - Resident Amenity Fund(RAD) updates provided as of Feb., 2024.

6) District Manager Reports:

- Golf Quarterly Update: (Available in AAC's March 6, 2024 "Agenda Packet")
- Annual "Water Matters" Event: Saturday, April 20th, 9am to 1pm, Lake Sumter Landing
- Campaign Memo



AAC MARCH 19th Budget Workshop Meeting Summary:

The Amenity Authority Committee, (AAC), held a public Budget Workshop on March 19th, at the Savannah Center. Topics and Issues included:

1) RAD Fund

- Recreation Amenities Div. overview
- FY24/25 Budget Increases
- Capital Expenditures
- Amenity Fee Revenue
- 10-Year Budget Forecast
- Settlement Funds

2) Asset Management & GIS Data Development

- CityWorks Phase 2
- Future Phases of GIS & CityWorks

3) Community Watch

- What is the ICMA "Rule of 60"?
- Implementation of "Rule of 60"
- Patrol Requirements/Effective Patrol
- Future Growth

4) Executive Golf Maintenance

- Past Year Accomplishments
- Walnut Grove Renovation
- Mira Mesa Golf Maintenance Facility & Cart Path
- De La Vista Renovation
- Bunker Sand Replenishing
- Small Projects
- Capital Improvement Plan Funds

5) Property Management

- FY24/25 Major Focus Areas
- Paradise Recreation Center
- Long-Term Capital Planning
- Recreation Amenity Maintenance

6) Discussion/Final Comments

AAC APRIL 10th 2024 Meeting Agenda Items:

1) Audience Comments:

2) **Consent Agreement: Consent Agenda:** *A motion to approve the Consent Agenda is a motion to approve all recommended actions, which are considered routine and no discussion is required, unless desired by a Board Supervisor or a member of the Public.*

A. Approval of Minutes: March 6th, 2024 meeting

B. Architectural Review Committee: Primary Member

C. Termite Services: Amendment 2 to Agreement for termite inspection and treatment services with McCall Service NW LLC

D. Pest Control Services: Amendment 2 to "Piggyback" Agreement for Pest Control Services with Rentokil North America, Inc.

3) New Business:

- A. Storm Pipes: Award of Request for Proposal (RFP) for storm pipe inspections, cleaning & repairs.
- B. Fences: Award of Invitation to Bid (ITB) for sports court fence replacements at various Village Center locations.

4) Old Business:

- A. Old Business Status Update:
 - 1) Paradise Regional Recreation Center update
 - 2) Cordoba Postal Facility
 - 3) Orange Blossom Pool



5) Information Items Only:

- A. Financial Statements as of February 29th, 2024
- B. Capital Project Status update – RAD Fund
- C. 2024 AAC Landowner Election announcement
- D. District Manager Approved Purchase Orders of \$50,000 to \$99,999 as Permissible via District Purchasing Policy and Procedures
- E. Executive Golf Course Grade Sheet (March 2024)

6) District Manager Reports:

7) District Counsel Reports:

8) AAC Member Comments:

9) Adjourn

Community Development District 4 (CDD4)

Due to circumstances beyond my control, neither the Minutes from the MARCH, 2024 District 4 meeting, nor the Agenda Packet with supporting documents for the Friday, APRIL 12th, 2024 regular District 4 meeting, were available in time for inclusion in this report. **However, a follow-up report, (No. 96 – Part 2), will be provided later next week. –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), 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 20+ 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.

VARIOUS NEWS SOURCES AVAILABLE IN THE VILLAGES .

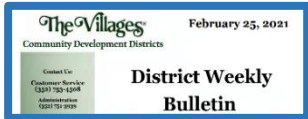
The Q&A REPORT:

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://districtgov.org/WeeklyBulletin.aspx>

(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 www.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/departments/Community-Service/PostalFacilityBBGuidelines.pdf>

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://districtgov.org/community/paradise.aspx>

(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/>

(The image above is a copy from the online Villages-News)



Meet Your Villages Amenity Authority Committee (AAC)

(The Villages equivalent of a city Recreation & Parks Board
Representing & Serving All Residents North of County Road 466)



Donna Kempa
Chair – D3



Don Deakin
Vice Chair – D4



Sandy Mott
Lady Lk/Lk County



James Vaccaro
District 1



Richard Benson
District 2



Richard Cole
VCCDD

*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