

THE Q&A REPORT

July, 2024

No. 99

An Independent Report featuring information regarding District 4, Amenity Authority Committee, The Villages, and Marion County.

--Prepared by Don Deakin



UPCOMING JULY MEETINGS

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

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

BREAKING NEWS:

AAC to Reconsider a “Deferment Rate Cap” on Amenity Fees.

Good News! In a surprise move, the Amenity Authority Committee, reached a consensus to put the “Deferment Rate Cap” of Amenity Fees back on the Agenda, under “Old Business” for future reconsideration.

District 4 Supervisors

Recommend 0% Rate Increase!

Great News! In spite of SECO’s proposal to increase light pole rental rates by nearly 600%, the District 4 Board of Supervisors voted to propose a 0% increase in the FY2024/25 budget, which will be finalized at their September meeting.

Springdale Water Main Break Update

A 12" potable water line broke in the Village of Springdale. Jacobs (utility) crews responded and worked overnight to repair the leak, which took more than 10 hours due to an associated gas main leak. These issues were followed by a series of depressions in the same area over the next several days. After several engineering studies involving ground-penetrating sonar radar, it was determined that they were also caused by the water line break. All costs for engineering studies, utility and road repairs, etc. will be fully covered by the utilities companies, and **NOT** by the residents of District 4.

Trash & Yard Waste (Sanitation) Pickup

If you live in Districts 1-11, located in Sumter or Marion County or Fruitland Park part of The Villages, there will be normal residential trash and yard waste pickup on Thursday **July 4th**.

CLOSINGS:

(Recreation Facilities north of CR466: In an effort to keep recreation facilities in optimal condition, this schedule may be adjusted due to unforeseen circumstances, including weather.)

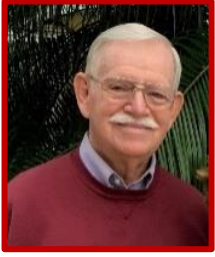
- **CHATHAM:** Recreation Center (July 25 – July 26)
- **CHULA VISTA:** Recreation Center (July 29 – August 2)
- **CHULA VISTA:** Pickleball and Tennis Courts Fence maintenance (June 10 - July 8)
- **La Hacienda:** Pickleball and Tennis Courts Fence maintenance (May 28 – July 5)
- **Paradise Dog Park:** Sod Grass installation (June 17 – July 7)
- **Savannah:** Sports Pool Full renovation (March 18 – until further notice)
- **Silver Lake:** Tennis Courts Fence repair and replacement (June 10 - July 8)
- **Tierra Del Sol:** Shuffleboard Courts: Resurfacing (July 1 – July 12)
- **Tierra Del Sol:** Tennis Courts Fence replacement (July 9 – July 23)

Executive Golf (North of CR466):

- **Amberwood:** Renovation project (Until further notice)
- **Chula Vista:** Renovation of greens, fairways, sand traps, landscaping (Until further notice)

District 4: Roads: Mill & Overlay Projects

- **Unit 49:** Woodbury (July 8 – July 12)
- **Unit 61:** Chatham (July 15 – July 19)



The Next

Q&A Meeting

Monday, July 8th, 7–9 PM
Mulberry Grove Rec Center

This meeting will be hosted by Don Deakin, who has been a resident of the Villages of Chatham and has been involved with government in The Villages for over 20 years.

The purpose of **Q&A** meetings is to provide residents with opportunities to ask questions, get answers, share their concerns, address rumors, and offer suggestions.

Q&A meetings are open to the public and a variety of topics and issues will be on the table, including, but not limited to:

- Amenity Authority Committee, (AAC)
- Community Development District 4 (CDD4)
- The Villages, and/or
- Marion County.

Although most of us are retired, our active schedules make it difficult for some residents to attend local government meetings during the day. Other residents may find it intimidating to get up and speak on a microphone at a more formal public meeting. These “**Q&A** Meetings” provide an informal setting, with no agenda, no microphone, and no speaking time limits.

Because residents choose the topics, each **Q&A** meeting will be different. The discussions are informative and often entertaining.

So, plan on coming and bring your family and neighbors with you, (come prepared to make new friends).

“I hope to see you there and look forward to meeting you, if we haven’t already,” said Don.

June 10th Q&A Meeting Summary:

The meeting was hosted by Don Deakin. Twelve (12) enthusiastic residents attended the meeting; four (4) of whom were first-timers to the **Q&A**!

This turned out to be an advantage, because more questions got answered, there was time for more follow-up questions, and a lot of lively, friendly, and more in-depth discussions were held, including:

- History of Amenity Authority Committee?
- Amenity Fee Deferral Rate Cap?
- Golf Maintenance Building Costs?
- Water Retention Area Ownership, Benefits, & Maintenance Responsibilities?
- SECO’s 600% Rate Increase?
- Springdale Watermain Break?
- District 4 Budget for next year?
- Community Standards?
(Interior vs Exterior enforcement?)
- Deed Restrictions, Compliance, and/or Violations?
- Architectural Review Committee?
(House Painting colors? Roofing?
Adding/Removing Landscaping?)

Amenity Authority Committee (AAC)

NOTE: The July 10, 2024 AGENDA PACKET, with the official Minutes from the June 12, 2024 Amenity Authority Committee, (AAC) meeting, was not available at our press time deadline. After Wednesday, July 3rd, 2024, this information should be available. Please go to **DistrictGov.org** or click on **LINK:** https://districtgov.org/yourdistrict/agenda-and-minutes.aspx?committee=aa&code=2&category_id=47

AAC JUNE 12, 2024 Highlights of the Meeting:

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.*

- Minutes: Approved the Minutes from the May 8, 2024 regular Meeting
- Chatham Recreation Center: Recommended approval of contract with C.W. Roberts for mill & overlay of parking lot project.
- Chula Vista Recreation Center: Recommended approval of contract with C.W. Roberts for mill & overlay of parking lot project.

- D. Executive Golf Courses (N of CR466): Recommended approval of request for Sole Sources & Standardization of Southern Soils Turf Solutions LLC for the purchase of Curfew Soil Fumigant for Nematodes.

New Business:

- A. Budget for FY2024-2025: Following Staff presentation and clarifications, residents’ comments and AAC discussion, the Committee recommended approval of the Recreation Amenities Division (RAD) Fund Fiscal Year 2024-25 “Proposed” Budget of **\$89,561,537** to the Villages Center Community Development District (VCCDD) Board.
- B. Traffic Control Devices: Following Staff presentation and clarification, the AAC recommended approval to piggyback of the City of Orlando for rental of Traffic Control Devices at the price schedule identified in Exhibit A to the VCCDD Board.

Old Business:

- 1) Paradise Regional Recreation Center Update: Staff is performing a redline review of construction documents.
- 2) Cordoba Recreation Center (Review to identify if additional parking is available): There is no additional parking for assigned postal station parking. Signs can be installed to save parking spaces, but Staff does not recommend based on the lack of adherence at other locations.
- 3) Griffin Avenue Fencing Project: Funds are available to complete the project in the current fiscal year. Staff sent letters to the residents who reside along Griffin Road and requested that they communicate their support/non-support for the installation of the wall which will be addressed at the AAC’s July 10, 2024 meeting.
- 4) Polo Club Lease: Provide clarification as to why the Recreation Amenities Division (RAD) Fund is not receiving revenue is not receiving revenues from the Polo Club lease. Staff has confirmed that the RAD Fund should have been receiving revenues. A payment will be received for back revenue and will be paid moving forward.
- 5) Community Watch: Staff will be providing an update on cost savings efficiencies for Community Watch at the AAC’s July 10, 2024 meeting.
- 6) Paradise Roof: Staff provided clarification that the Capital Improvement Plan (CIP) project for replacement of the shuffleboard and bocce court shade structures is NOT part of the Paradise Recreation Center Construction project.
- 7) Cordoba Postal Facility: Staff is awaiting design approval to proceed with construction of parcel boxes.
- 8) Hilltop & Southside Pools: Staff provided an overview of the pool utilization statistics and recommended that the pools remain categorized as “Adult” pools during the Paradise Recreation Center renovation project. The AAC concurred.
- 9) Tierra del Sol CIP Clarification: There are several CIP projects budgeted in the current year (FY2023/2024), and additional projects are included in FY2029/2030.
- 10) Santiago Recreation Center: A resident’s request that an additional pottery wheel be provided will be addressed at the AAC’s July 10, 2024 meeting.
- 11) Use of Priority Pools during Paradise Reconstruction: Staff advised that the Developer has chosen **NOT** to open the Priority Pools to all residents during the Paradise Recreation Center reconstruction.



Note: The AAC requested a discussion of the deferral of Amenity Fee rates be added to the “Old Business Status Update” to be addressed at a future meeting.

Informational Items Only:

- A. Capital Project Status Update – RAD Fund: Discussion was held regarding the cost and location of the Mira Mesa/Chula Vista executive golf maintenance facility.

AAC Financial Statements: (Year-Over-Year as of April 30, 2024)

<u>April 30, 2023</u>	<u>April 30, 2024</u>
\$ 64,907,000	\$ 75,202,000 – Total Cash & Investments, Net of Bond Funds
<u>Fund Balance:</u>	<u>Fund Balance:</u>
\$ 82,461,000	\$ 92,091,000 – Unassigned
1,206,000	1,206,000 – Restricted-Debt Service
<u>24,057,000</u>	<u>25,382,000</u> – Committed R & R General
\$107,724,000	\$118,680,000 – Total Fund Balance (\$11 million MORE than last year!)
	(Note: \$ 6,376,000 - \$40M Settlement Current Balance)

District Manager Reports:

A. Recreation & Parks Quarterly Report:

- Staff: 85 Full-time and 532 Part-Time employees
- Lifestyle Events: 2,800 volunteer club leaders were treated to the “Annual Volunteer Appreciation event of “The Greatest Piano Men” held at The Sharon
- Senior Games: The Villages 22nd Senior Games had 2,231 total registered athletes!
- Camp Villages: The Villages 23rd Summer of Camp Villages had 4,200 participant spots!
- New Recreation Facilities Openings:
 - ✓ March 14th – Moultrie Creek Neighborhood Rec Area
 - ✓ June 6th – Saluki Village Recreation Center
 - ✓ June 7th – Shady Brook Neighborhood Rec Area



For the full report, click on the following [LINK](#):

<https://thevillagesfl.portal.civicclerk.com/event/3527/files/attachment/41030>



B. Executive Golf Quarterly Newsletter: Mitch Leininger, Director of Executive Golf Maintenance welcomes you to the 1st “**Executive Golf Quarterly Newsletter**” (June, 2024), with 8 pages full of relevant information. To access it, use the following [LINK](#):

<https://districtgov.org/departments/golf/Executive%20Golf%20Quarterly%20Newsletter-JUNE%20FINAL.pdf>

Community Development District 4 (CDD4)

NOTE: The July 12th, 2024 AGENDA PACKET, with the official Minutes from the June 14th, 2024 District 4 meeting, was not available at our press time deadline. After 5:00 PM, on Friday, June 5th, 2024, this information should be available. Please go to **DistrictGov.org** or click on [LINK](#): https://districtgov.org/yourdistrict/agenda-and-minutes.aspx?district=4&code=6&category_id=32

District 4 JUNE 14TH, 2024 Highlights of Regular Meeting:

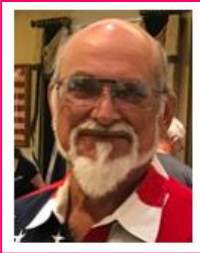
Consent Agenda: *A motion to approve the Consent Agenda is a motion to approve all recommended actions, which are considered routine and no discussion is required, unless desired by a Board Supervisor or a member of the Public.*

- A. Minutes: Approved the Minutes from the May 10, 2024 regular Meeting
- B. Road Mill & Overlay Project: Approved Utilization of District 4 Agreement with C.W. Roberts for mill & overlay of parking lot project.
- C. Deed Compliance Rules: Approved requesting permission to advertise amending and restating Chapter III of the District's Rule to Bring About Deed Compliance.

New Business:

- FY2024-2025 "Proposed" Budget: The District 4 Board of Supervisors voted to propose a **0%** increase in the FY2024/25 budget, for a total of **\$5,310,700**, which will be finalized at their September meeting. (Note: Under State of Florida Statutes, Community Development Districts are not allowed to increase the percentage of their final new budgets in September more than the percentage proposed at their June meetings. However, Boards are allowed to lower the proposed percentages.) **This means that for the residents of District 4, there will be NO Increase in the non-Ad Valorem maintenance assessments for Fiscal Year 2024-2025!**

Supervisor Comments:



Supervisor Cary Sternberg expressed serious concerns regarding SECO's recent actions, including:

- Accruing a \$15 million deficit over a 5-year period
- Increasing their light pole rental fees by an estimated 600% throughout The Villages to make up the deficit. (District 4's annual cost could add up to \$444,900, an increase of \$367,000 this year and each year thereafter.)
- SECO did not understand The Villages' State-required budget time frames.

Special Note: SECO did not announce the new rates until days before June Budget proposal deadlines, causing most Districts to look for last minute budget adjustment options: Such as:

- Delaying needed maintenance projects?
- Postponing Capital Improvement Plans?
- Tapping reserves?
- Increasing non-Ad Valorem maintenance assessment fees?

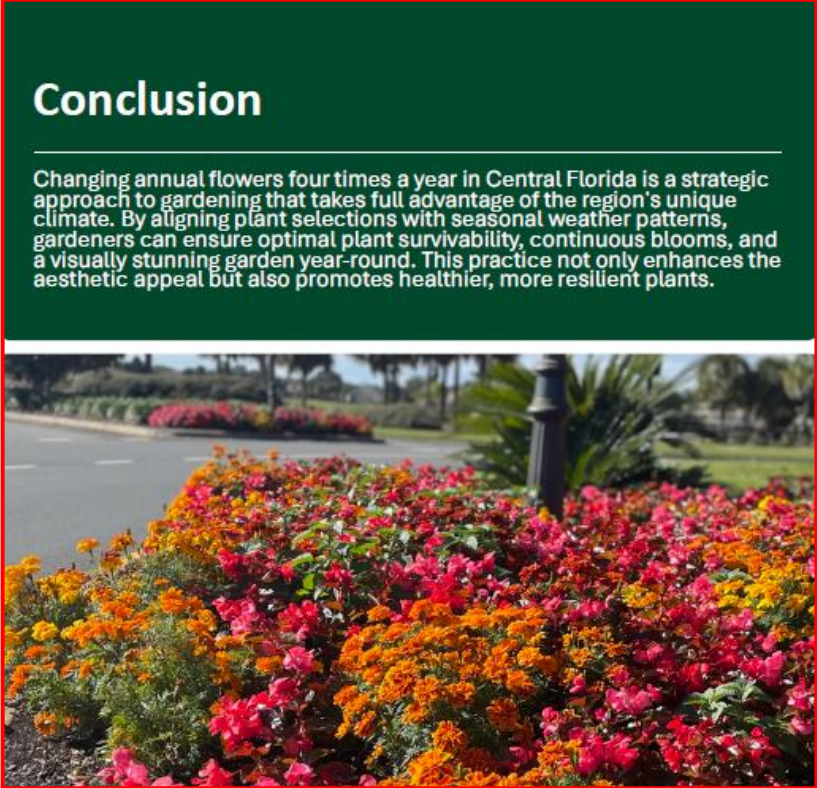


Supervisor & Vice Chair Mark Hayes presented highlights of a written report he prepared regarding "Fencing Cost Overview". He researched the idea of trying to save District 4 money by looking at using alternate construction materials for District-owned board fences. Highlights:

- The District owns and maintains some of the fence lines, but not all.
- Some are owned and maintained at the cost of the home owners.
- He compared the costs of materials, maintenance, and life expectancy.
- He compared types of materials including standard wood, pressure-treated lumber, and composite material.
- Supervisor Hayes met with The Villages District Management Staff to discuss several considerations, including:
 - Consistencies in types of fences between different districts. (Presently the color is all the same and all wood fencing appears to look alike,
 - The cost to the residents that pay for their own fences, and
 - The mixing and matching of fence types if one district decided to go to totally a new design.
- It was agreed that composite wood is too expensive over the cost of pressure treated wood used at the present, and
- No district in The Villages should strike out on their own to change the present design.

Old Business:

- 1) Town Hall Meeting: District 4 offered the August 22, 2024, 6:30 pm meeting date to the Board of Marion County Commissioners for their State of the County presentation.
- 2) Request opinion from the Florida Commission on Ethics if a Community Development District Board Supervisor can also serve as a member of the Amenity Authority Committee (AAC). At the request of Chairman Cliff Wiener, who was unable to attend, this item was Tabled.
- 3) Review Deed Restrictions to determine which INTERNAL deed restrictions can be enforced by Districts: On agenda.
- 4) Review if the VCCDD Towing Rule can be utilized in residential parking Districts: District 3 will discuss Guest Parking Towing at their July 12, 2024 Board meeting.
- 5) District Counsel to intervene in foreclosure for Case D4-10-23: The filed motion was granted.
- 6) Confirm cost of each annual planting (flowers): District 4 has the highest cost of all Districts in the Villages. Options will be considered including: 3 vs 4 rotations and Annuals vs Perennials
A detailed report, titled **“Annuals”** was presented by Mike Harris, Director of District Property Management.
- 7) Establish a financial “Reserve” policy: Scheduled for the July 12th meeting.
- 8) Staff to identify if/how communication can be provided to residents who have “Knox Boxes”: The Villages Public Safety Department will attempt to verbally communicate with the 14 residents in Marion County who have a Knox Box.
- 9) Research if Sumter County must adhere to Villages Design requirements “Welcome to Sumter County” signage: Sumter County adheres to The Villages Design Standards and the sign is located in the Right-of-Way (ROW).



District 4 Financial Statements: (As of April 30, 2024)

<u>April 30, 2023</u>	<u>April 30, 2024</u>
\$ 4,136,000	\$ 4,450,000 – Total Cash, Net of Bond Funds
<u>Fund Balance:</u>	<u>Fund Balance:</u>
\$ 1,757,000	\$ 2,753,000 – Unassigned
0	0 – Restricted-Capital Project, Phase 1
30,000	34,000 – Restricted-Capital Project, Phase 2
242,000	36,000 – Committed R & R General
1,523,000	1,127,000 – Committed R & R Villas Roads
<u>340,000</u>	<u>373,000</u> – Committed R & R Phase 3
\$ 3,891,000	\$ 4,323,000 – Total Fund Balance

The Villages Recreation & Parks

JULY

Kick off National Parks & Recreation Month with a special social!



This month we are celebrating how the Recreation & Parks department fosters a sense of belonging in The Villages community by providing welcoming and inclusive programs, essential services, and safe accessible spaces to build meaningful connections.

Registration is required.
Register online at DistrictGov.org
or any **At Your Service** location.



**TUE
2**

Intro to Outdoor Fitness

- Mulberry Grove/La Hacienda/Lake Miona/Rohan | 9AM
Come and learn how to utilize and enjoy our new outdoor fitness equipment. A tutorial for each item will be discussed and demonstrated by recreation staff.

**FRI
5**

The Villages Health

- Lake Miona | 9AM
"Living Well for Better Brain Health." Speaker will be Kari Walker with The Villages Health.

**THU
11**

Bone Builders

- Eisenhower | 9AM
Led by group leader Lynas Wheeler, participants lift light hand weights to improve bone and muscle strength, while also working to better their balance.

**THU
18**

Touch Tennis

- First Responders | 9AM
Come and learn to play touch tennis. It is played on the platform tennis courts. The lesson will cover rules of the game, court etiquette, and scoring.

**FRI
19**

Fishing Presentation & Demonstration

- Lake Okahumpka | 9AM
Come hear a presentation by Jamie Folwer on fresh water fishing and see a demonstration on the patio at Lake Okahumpka by members of the Freshwater Fishing Club.

**THU
25**

The Villages Health

- Savannah | 9AM
"Mindful Eating in the Nutrition Realm." Speaker will be Kristen Hubbard with the Villages Health.

**FRI
26**

Bean Bag Baseball

- First Responders | 2PM
Bean Bag Baseball is a fun indoor game that everyone loves! Come learn how to play or brush up on your skills. All are welcome!

**WED
31**

Disc Golf

- First Responders | 9AM
Come out and learn how to play a fun, new sport to The Villages! Join the Disc Golf Club in learning more about how to play this enjoyable game.

All activities are free.
Please bring your original hard copy Resident ID to all activities.



VARIOUS NEWS SOURCES AVAILABLE IN THE VILLAGES

The Q&A REPORT:

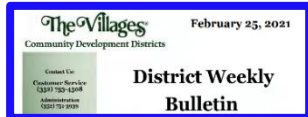
A MONTHLY Email publication provided by Supervisor Don Deakin as a public service to residents. **(FREE)**

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 publica-

tion. 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)





*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!*

Happy 4th of July

-- 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.