

**MINUTES OF MEETING  
RESIDENT ADVISORY COUNCIL  
April 9, 2008**

The meeting of the Resident Advisory Council was held on Wednesday, April 9, 2008, at 1:00 p.m. at the Savannah Center, Ashley-Wilkes Room, 1545 Buena Vista Boulevard, The Villages, Florida 32162.

Board members present and constituting a quorum:

Dick Belles	Chairman
Charlie Dunlap	Vice-Chairman
Chico Mir	Member
Richard Lambrecht	Member
Carl Bell	Member
Rick Montroy	Member
Don Deakin	Member
John Land	Member
George Green	Member
Jean Scott	Member

Staff present:

Janet Tutt	District Manager
John Rohan	Assistant District Manager
Candy Dennis	Executive Assistant
Diana Ryon	Executive Assistant
Virginia Johnston	Administrative Assistant
Jennifer McQueary	District Clerk

**FIRST ORDER OF BUSINESS:                      Roll Call**

A.     Chairman Belles called the meeting to order at 1:00 p.m. and stated for the record nine (9) members were present representing a quorum. Jean Scott arrived at 1:44 p.m.

B.     Pledge of Allegiance.

Chairman Belles led the Pledge of Allegiance.

C.     Audience Comments

Robert Bauman, 16975 SE 81<sup>st</sup> Ellerslie Court, thanked the Recreation Staff for addressing the maintenance issues at the Mulberry Recreation Center pool.

Fred LaFontaine, 1006 Kelsea Circle, requested clarification regarding the number of pets per household allowed. Janet Tutt advised the number of pets allowed depends upon the deed covenants of a specific area and suggested Mr. LaFontaine contact Monica Andersen, Community Standards Director, for clarification.

**SECOND ORDER OF BUSINESS:           Approval of the Minutes for the meeting held on March 12, 2008.**

Mr. Deakin requested the number of Council members in attendance be corrected to reflect nine (9) members in attendance and requested clarification regarding the Non-Resident Participation Policy and the Council direction to Staff pertaining to the requested increase to the room rental rate structure.

**On MOTION by Charlie Dunlap, seconded by Chico Mir, with all in favor, the Council approved the Minutes as amended for the meeting held on March 12, 2008.**

**THIRD ORDER OF BUSINESS:           Golf Course Condition Update, Tom Basso of Golf Management Solutions.**

Chairman Belles advised the Council the Executive Golf Courses fall under the responsibility of District Property Management therefore; Sam Wartinbee, would provide the update. Mr. Wartinbee provided background of the maintenance issues of the Chula Vista and Mira Mesa golf courses and advised the District is aware of the issues. Mr. Wartinbee stated District Property Management (DPM) is continually addressing the maintenance issues with the landscape contractor, has insisted a permanent Superintendent be assigned responsibility for those courses and Mr. Wartinbee is receiving a weekly report on the maintenance process. Sam Wartinbee advised the bid process for the maintenance contracts of the Executive Golf Courses will occur for an October contract and the District will be able to review the performance of all bidding contractors and raise the level of service for the upcoming contract period. Mr. Wartinbee responded to the questions of the Council members regarding sand trap maintenance, golf course signage and oversight of the golf course maintenance.

Mr. Lambrecht requested information about the Executive Golf Advisory Council. Sam Wartinbee advised initially the Council met monthly with one or two representatives from each golf

course to provide input and address concerns. Since the inception of the Executive Golf Advisory Council, the representatives attending the meetings has fluctuated and decreased depending upon the number of issues. Mr. Wartinbee stated recruitment of representatives for each executive golf course will take place utilizing the Daily Sun. Chairman Belles requested a golf course maintenance update be added to the agenda on a quarterly basis.

**FOURTH ORDER OF BUSINESS:           Fiscal Year 2008/2009 Possible Capital Improvement Projects Discussion**

Janet Tutt provided an overview for the Council on the budget process for the upcoming fiscal year and advised Staff has undertaken the process of updating the District's chart of accounts to meet the Florida State Statutes which delayed the beginning of the budget planning process. Additionally, the State Legislature has moved up the date the Districts must approve their proposed budgets from July 15<sup>th</sup> to June 15<sup>th</sup>. Ms. Tutt stated the approved proposed budgets will set the maximum assessment rate for the numbered Districts; however the assessment rate does not apply to the Village Center or Sumter Landing District budgets because the funding for Recreation Amenities Division (RAD) and Sumter Landing Amenities Division (SLAD) budgets are not based on assessments. Janet Tutt stated once the proposed budgets are approved on June 15<sup>th</sup> they will be forwarded to the Counties to begin the minimum 60 day period of public review. During the public review period Staff will continue to work toward adjusting the line items of the Recreation Amenities Division (RAD) budget.

Sam Wartinbee reviewed a listing of possible capital improvement projects some of which included the rebuilding of docks at Schwartz Park, the roof replacement on Paradise Recreation Center, replacement of flooring at the Silver Lake card room and the Secretariat Room in Chatham, resurfacing of the tennis courts at Tierra del Sol, Saddlebrook Softball Complex renovation, the exterior repainting at the Savannah Center and La Hacienda Recreation Center, Chula Vista greens, the interior renovation of La Hacienda Recreation Center and lighting on the east side of the golf cart bridge.

Rich Lambrecht inquired about the repairs and maintenance needed at Silver Lake Recreation Center. Mr. Wartinbee advised the District has a plan to address the porch and responded to Mr. Lambrecht's additional inquiries pertaining to rusting of exterior doors, the molding inside the building and the exterior furniture. Janet Tutt advised the Council the management responsibility of the exterior

furniture will now be facilitated by the Recreation Department, viewed as an operating expense and ongoing maintenance will be reviewed on a daily basis.

Mr. Lambrecht further inquired what processes are in place to review the condition of the recreation facilities and the steps taken to address maintenance issues as they are identified. Ms. Tutt advised Staff has facilitated a new process to prioritize maintenance issues at the recreation centers and the District is working toward developing a communication mechanism which will provide updates to residents utilizing e-mail updates.

The Council requested a checklist be developed and utilized for the Recreation Centers to formally review the facilities on a consistent basis which will provide accountability to the Recreation Managers for the condition of the Recreation Center. Once a checklist has been developed Mr. Rohan will provide a copy to the Council.

Ms. Tutt advised mixed comments have been received from residents concerning possible ramifications of additional lighting at the east side of the golf cart bridge over Hwy 441/27 and requested the Council members review the area and provide their input to Staff.

Janet Tutt requested the Council provide Staff with any additional capital improvement projects they would like to see addressed in the upcoming 2008/2009 Fiscal Year budget and reviewed the timeframe of the budget process. Following discussion by the Council an additional budget workshop will be scheduled for Monday, May 19<sup>th</sup> at 1:00 p.m. for the Council to review the RAD budget prior to the VCCDD Board's budget workshop. Ms. Tutt stated Staff will advise the Council of the location for the budget workshop scheduled for May 19<sup>th</sup> at the May 7<sup>th</sup> RAC meeting.

**FIFTH ORDER OF BUSINESS:                      Rate Rule Discussion**

Janet Tutt provided the Council members with a Recreation Facilities Space Utilization Summary, which highlighted and summarized the revenue of ten (10) recreation facility rooms on the north side of CR466. The Council reviewed the information provided and Staff responded to the inquiries from the Council pertaining to classes given by the Lifelong Learning College, the revenues received by the specific groups and the categorizing of groups when rentals occur.

Lengthy discussion occurred pertaining to the definition of a "resident" rate, the possible increase

of rental rates for residents versus non-residents, the maintenance costs associated with the Scarlett O'Hara Room and the advisory role of the Amenity Authority Committee (AAC) pertaining to rules and rates.

Stan Kozloski, Polo Ridge, suggested the Council request the Developer voluntarily contribute for the maintenance of the Scarlett O'Hara Room or institute a per chair cost when renting a room.

Following the discussion the Council requested Staff define which commercial entities currently receive "resident" rental rates and provided the following action pertaining to the room rental rates.

**On MOTION by Chico Mir, seconded by John Land, with all in favor, the Council requested Staff calculate room rental rates increasing the 2008/2009 room rate by the yearly Consumer Price Index (CPI) and calculate room rental rates including CPI for each year since the last Rule Amendment which occurred in 2005.**

**SIXTH ORDER OF BUSINESS:                      Vista Lago Villas Gates**

Marty Dzuro, representative of the Vista Lago Villas Condominium Association, addressed the Council and requested on behalf of the thirty-eight (38) residents of Vista Lago Villas that the VCCDD take over maintenance responsibility for the Vista Lago Villas entrance gate. Mr. Dzuro advised all residents within Vista Lago Villas pay amenity fees to the VCCDD and have been incurring additional costs over and above those fees to maintain the entry gate which can be accessed utilizing any resident gate card. The Council members were advised by Sam Wartinbee the maintenance of the gate would cost approximately \$3,200 and the gate is currently operated by the Community Watch Department.

**On MOTION by Don Deakin, seconded by Jean Scott, with all in favor, the Council recommended the VCCDD accept maintenance responsibility for the entry gate to Vista Lago Villas if 1) the property necessary is deeded to the VCCDD and 2) the purchase and installation cost of the gate camera is incurred by the Vista Lago Villa Condominium Association.**

**SEVENTH ORDER OF BUSINESS:                      Staff Reports**

A. Recreation Monitoring Update

John Rohan provided the first update of the six-month approved monitoring of the off-site pools and thirty day approved monitoring of the Mulberry Recreation Center pool. Mr. Rohan reviewed the locations with the Council and advised since the monitoring began on March 10<sup>th</sup> the monitoring has identified extremely low rates of non-compliance.

B. Bridge Club Meeting Time Update

Ms. Tutt advised this information has been provided to the Council previously, but because it was addressed at the March 12<sup>th</sup> meeting wanted to advise the Council of the positive resolution to the Bridge Club meeting time issue.

C. AAC/Settlement Agreement Update

Janet Tutt advised the Interlocal Agreement will be presented to the VCCDD Board on April 18<sup>th</sup> for its approval and appointment of representative, Staff will present the Interlocal Agreement to the numbered Districts at their May 9<sup>th</sup> meetings, and to the Town of Lady Lake on May 21<sup>st</sup>. Ms. Tutt advised at the May 16<sup>th</sup> VCCDD Board meeting Staff will present a Resolution to disband the RAC.

D. Joint Workshop of Districts 1-4 Update

Ms. Tutt advised a general consensus by the numbered Districts was to appoint one of the two existing RAC members to the AAC as a representative for each District.

E. Resident Requests

There were none.

**EIGHTH ORDER OF BUSINESS: Council Requests**

Jean Scott requested clarification of the purpose for the Budget Workshop on May 19<sup>th</sup>. Ms. Tutt advised the May 19<sup>th</sup> meeting will give the Council an opportunity to review and provide comments pertaining to the RAD budget prior to the VCCDD budget workshop on May 20<sup>th</sup>.

Dick Belles advised the Council he continues to work toward Wi-Fi for The Villages.

**NINTH ORDER OF BUSINESS:           Adjourn**

The meeting was adjourned at 4:07 p.m.

**On MOTION by Jean Scott, seconded by John Land, with all in favor, the Board adjourned the meeting.**

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Janet Y. Tutt  
District Manager

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Richard Belles  
Chairman