

**MINUTES OF MEETING
AMENITY AUTHORITY COMMITTEE**

The Board meeting of the Amenity Authority Committee was held on Wednesday, July 9, 2008 at 1:00 p.m. the Savannah Center, 1545 Buena Vista Boulevard, The Villages Florida, 32162.

Board members present and constituting a quorum:

Dick Belles	Chairman
Charlie Dunlap	Vice-Chairman
Richard Lambrecht	Member
John Land	Member
Eldon Sheldon	Member

Staff Present:

Janet Tutt	District Manager
John Rohan	Assistant District Manager
Archie Lowry	District Counsel, VCCDD
Diane Tucker	Administrative Operations Manager
Eva Rey	Purchasing/Support Services Director
Candy Dennis	Executive Assistant
Diana Ryon	Executive Assistant
Virginia Johnston	Administrative Assistant
Jennifer McQueary	District Clerk

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Chairman Belles called the meeting to order at 1:00 p.m. and stated for the record five (5) members were present. Gary Moyer was absent.

B. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

C. Audience Comments

Charlie Harvey, Rainbow Boulevard, inquired when the gate cameras would be installed at the Jeffrey and Medical gates because the gates are regularly left in the “open” position. Eva Rey,

Purchasing/Support Services Director, advised she would request an update from the installation contractor and report back to the Board later in the meeting. Mr. Lambrecht stated he has encountered the raised gate issue within District 4 and stated, in addition to the gates providing a deterrent for individuals entering the community, they slow traffic exiting Buena Vista Boulevard into the individual Villages.

Staff advised the issue of the raised gates will be addressed with Community Watch and Staff will provide the Board with an update.

Henry Cole, Villa Escandido, inquired about the status of the Wi-Fi Focus Group and requested clarification if individuals with In-Area Guest ID's can regularly play golf on the executive golf courses. Chairman Belles advised he responded to Mr. Cole via e-mail pertaining to the Wi-Fi Focus Group and stated the Board will address the In-Area Guest ID policy during the sixth order of business.

Carol Ferry, Village of Belle Aire, inquired if the agenda for the AAC meetings would be available on the www.districtgov.org website. Jennifer McQueary, District Clerk, advised the agendas are available on the website and will confirm the agenda for this meeting was posted.

Wayne Speicker, Village of Escandido, inquired if residents of Bison Valley will be paying amenity fees and utilizing The Villages amenities. Chairman Belles advised the residents of Bison Valley do not pay amenity fees.

**SECOND ORDER OF BUSINESS: Approval of Minutes for the Board meeting held on
June 11, 2008.**

On MOTION by John Land, seconded by Rich Lambrecht, with all in favor, the Minutes for the Board meeting held on June 11, 2008 were approved.
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THIRD ORDER OF BUSINESS: IRS Attorney Fees

Archie Lowry, District Counsel, VCCDD, advised upon review of the Master Indenture Agreement for the 2003 A and B Recreational Bonds, it is Mr. Lowry's opinion that it is appropriate to utilize amenity fees, which were pledged as payment of those bonds, to engage Counsel to protect the interest of the Recreation Amenities Division (RAD) 2003 A and B bonds and respond to the IRS during its audit of those bonds.

FOURTH ORDER OF BUSINESS: Discussion Item: Amenity Authority Committee Elected Members.

Archie Lowry advised the Florida Constitution prohibits dual office holding for State, County or Municipal Governments for both elected and appointment offices. Upon review of the Interlocal Agreement of the Settlement Agreement, Mr. Lowry and Valerie Fuchs, District Counsel of Districts 1-4, agree that Board members holding office on a numbered District Board and the AAC could be construed as a “gray area” and believe the prudent action would be that an individual not be a member of both a numbered District Board and the AAC.

FIFTH ORDER OF BUSINESS: Discussion Item: Sunshine Law

Janet Tutt reiterated for the Board that there is no question that meeting with Board members in advance of the meeting is not a violation of the Sunshine Law. Ms. Tutt further stated the Board is in agreement that clarification and information provided by Staff to assist the Board members and provide for a more productive meeting is not a violation of the Sunshine Law as long as it is not intended to reduce discussion among Board members at meetings.

SIXTH ORDER OF BUSINESS: In-Area Guest ID Policy Review

In response to the Board’s request at its June 11, 2008 meeting, John Rohan provided a PowerPoint presentation to the Board inclusive of historical background regarding the In-Area Guest and Guest ID policies and procedures and the results of the 2006 Focus Group formed to review these policies and procedures.

Following the presentation audience comments were received regarding the number of each type of ID issued, the length of issuance of the IDs, the possible impact an increased number of In-Area Guest IDs might have with the addition of family neighborhoods in close proximity to The Villages and a review of the general policies and procedures. Board discussion occurred and the Board directed Staff to assemble a Focus Group to review the policies and procedures of the In-Area Guest and Guest IDs. John Land volunteered to represent the AAC Board as a member of the Focus Group.

Janet Tutt stated Staff will provide the Board with an overview of items the Focus Group will be addressing at the August 6th meeting. Ms. Tutt invited individuals interested in participation in the Focus Group to notify Staff and advised a request for participation will be advertised.

SEVENTH ORDER OF BUSINESS: District Bid/RFP Monthly Status Update

The Bid/RFP Monthly Status Update was provided for the Board's review. Mr. Lambrecht requested additional information from Staff pertaining to the Financial Management Software. Eva Rey, Purchasing/Support Services Director, advised Staff anticipates providing the Board with the Selection Committee's recommendation for review which will also be provided to the Village Center Community Development District (VCCDD) Board for approval at their August Board meetings.

Ms. Rey advised she contacted the installation contractor for the gate cameras and advised 17 of the 28 gates have been completed; she further stated, if the Board directs, the contractor has agreed to adjust his installation schedule to complete the Jeffrey and Medical gates this week. The Board requested the contractor adjust his schedule to include the installation of the Jeffrey and Medical gates for the current week.

**EIGHTH ORDER OF BUSINESS: Selection Committee Recommendation RFP 09P-001 –
Landscaping and Irrigation Maintenance for Executive
Golf Courses, Recreation Centers and Softball Fields.**

Ms. Rey advised, as noted on the District Bid/RFP Monthly Status Update, Staff will request the award of RFP 09P-001 from the VCCDD Board at its July 18, 2008 Board meeting. Upon Staff review this has been divided into three (3) maintenance areas and, if awarded per the Selection Committee's recommendation, will be awarded to three (3) separate maintenance contractors. Eva Rey advised the contract's current cost to the District is \$2,341,113.04 and the proposed amount will be \$2,448,500.00 annually for the next three (3) years. The total contract amount represents an increase of 4.59%.

NINTH ORDER OF BUSINESS: Staff Reports

Additional Item:

Janet Tutt advised The Villages of Lake-Sumter has provided an instrument guaranteeing payments to the VCCDD from the year 2013 forward and satisfied that condition of the Settlement Agreement. Staff is reviewing the Met Life Agreement to assure it meets all conditions of the Settlement Agreement and will review the document with the District's auditor.

Ms. Tutt introduced Diane Tucker, Administrative Operations Manager, to the Board and the Board took the opportunity welcomed Ms. Tucker to the District.

A. District 3 Landowner Election Polling Place

Janet Tutt advised upon Staff review it was confirmed that voting for two (2) of the three (3) precincts for District 3 will be held at the Savannah Center and Staff's recommendation is to proceed with the Landowner Election for the AAC to be held at Savannah Center. The Board members did not object and the Landowner Election for District 3 residents will be held at Savannah Center.

B. Interest earned from Settlement Agreement Funds

Janet Tutt stated Staff will provide the interest earned from the Settlement Agreement Funds as a monthly update.

C. Monitoring of the Pools Update

John Rohan advised 6,927 ID checks were completed at off-site pools and 12 instances of non-compliance were identified. Audience comments were received and a lengthy discussion occurred between the Board and Staff pertaining to the monitoring of the pools, including whether residents should be asked to get out of the pool to provide their IDs to the monitors, increased monitoring, current and past monitoring practices of pools and other possible options to address the perceived issue of non-residents utilizing both on-site and off-site pools. The Board agreed to continue the current pool monitoring procedures and allow Staff to assemble a roving team to monitor the various "hot spots", inclusive of the Summerhill and La Hacienda pool locations, where non-compliance is believed to be occurring. Staff will track how many individuals are turned away from the pools because they are not residents of The Villages, identify the statistics and continue updates for the Board to review.

TENTH ORDER OF BUSINESS: Supervisor Comments

A. Chairman Belles – Golf Cart Paths

Chairman Belles requested Staff review alternatives and complete a cost analysis for replacement of the golf cart paths so the AAC Board seated following the November Landowner election can address the issue.

Rich Lambrecht advised the Settlement Agreement provided \$4.2 million specifically for the multi-modal trails, in addition to approximately \$200,000 a year escalated by 3% for maintenance of the trails. Mr. Lambrecht stated, initially the \$200,000 per year would not be utilized for maintenance because the multi-modal paths would be newly constructed, those additional funds could be utilized for construction costs. Ms. Tutt advised, following the November Landowner Election, if the seated AAC Board chose to proceed with the replacement golf cart path project Staff does not anticipate the project beginning until the summer of 2009.

Rich Lambrecht inquired if the Developer will be increasing the prevailing amenity fee rate. Janet Tutt advised the Developer will be increasing the prevailing amenity fee rate for new homes to \$135 beginning in September. Mr. Lambrecht advised there are some existing residents who began paying amenity fees of \$130; however, inclusive of CPI increases those rates have increased to above \$140. Mr. Lambrecht requested Staff review the CPI rate for the prevailing amenity fee rates, the possible impact to the budget revenues and provide a cap so that residents do not exceed the \$135 monthly rate. Staff advised the projections and estimates will be completed for the 2009/2010 Fiscal Year budget but does not believe the impact will be significant.

ELEVENTH ORDER OF BUSINESS: Adjourn

The meeting ended at 3:53 p.m.

On MOTION by John Land, seconded by Rich Lambrecht, with all in favor, the meeting was adjourned.

Janet Y. Tutt
Secretary

Richard Belles
Chairman