

Brownwood Community Development District (BCDD)



COUNTY

Sumter

APPROXIMATE TOTAL ACRES

239

ESTABLISHED
June 25, 2012

MEETING SCHEDULE

BCDD meets on the Thursday before the third Friday of the month at 11:30 AM.

Board Meetings are held at Seabreeze Recreation located at 2384 Buena Vista Boulevard, The Villages, Florida

BCDD Board of Supervisors

SEAT 3 / CHAIR
Lester Coggins

352-365-1470
lester.coggins@districtgov.org



SEAT 4 / VICE CHAIR

Ken Stoff

352-750-5152
ken.stoff@districtgov.org



SEAT 1

Chad Ritch

352-750-1515
chad.ritch@districtgov.org



SEAT 2

Phil Bernard

phil.bernard@districtgov.org



SEAT 5

Gerry Andrews

352-753-2270
gerry.andrews@districtgov.org

FY 2024-2025 Goals and Measurements

GOAL 1: FINANCIAL MANAGEMENT AND BUDGET OVERSIGHT OBJECTIVES:

- 1.1 Conduct an annual review of investments and cash flow needs.
- 1.2 Review short-term and long-term return on investment opportunities, where applicable.

MEASUREMENT:

- Complete annual review of investments and cash flow to maximize returns and provide necessary funding for Board objectives (Yes/No)
- Track return on investments compared to CPI (Yes/No)

GOAL 2: LONG-TERM PLANNING AND RESOURCE ALLOCATION OBJECTIVES:

- 2.1 Develop and maintain a comprehensive five-year capital improvement plan (CIP) to guide resource allocation and planning.
- 2.2 Review maintenance assessments and reserves annually to ensure sufficient funding for long-term needs.

MEASUREMENT:

- Five-year improvement plan developed and updated annually (Yes/No)
- Annual review of maintenance assessments and reserves completed (Yes/No)



GOAL 3: VENDOR AND CONTRACT MANAGEMENT OBJECTIVES:

- 3.1 Ensure all expiring contracts are identified and the renewal process is initiated at least 3 months prior to the expiration date.
- 3.2 Issue project bids/RFPs in a timely manner to ensure work is completed as scheduled.

MEASUREMENT:

- Identifying expiring contracts and initiate renewal process at least 3 months prior to expiration (Yes/No)
- Project bids/RFPs issued at least 2 months prior to the desired project start date (Yes/No)

GOAL 4: BOARD GOVERNANCE AND ACCOUNTABILITY OBJECTIVES:

- 4.1 Conduct an annual review of adopted rules to ensure they are up-to-date, relevant, and support effective Board governance.
- 4.2 Staff will seek out and provide learning options each year for Board members to complete the required annual ethics training, as it is a statutory requirement.

MEASUREMENT:

- Annual review of adopted rules completed (Yes/No)
- Learning options provided by Staff for Board members to complete annual ethics training (Yes/No)

GOAL 5: COMMUNITY ENGAGEMENT AND COMMUNICATION OBJECTIVES:

- 5.1 Maintain a minimum of three (3) communication outlets to effectively share Board information and initiatives with residents.

MEASUREMENT:

- Three communication outlets maintained (Yes/No)