

Resident **ACADEMY**

2025



The Villages®
Community Development Districts

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Thank You For Attending

Core Values

Purpose

To provide and preserve the lifestyle of Florida's Friendliest Hometown.

Vision

To be respected as the most responsive and responsible Community Development District.

Mission

To provide responsible and accountable public service that enhances and sustains our community.

Hospitality

"The taste of the roast is determined by the handshake of the host." We believe in creating an atmosphere in every arena which is of high quality, friendly, warm, comfortable, clean, honest, welcoming and like home. We feel the importance and responsibility of this presentation.

Stewardship

We believe each employee acts as a steward of the resources of The Villages. Stewardship includes prudent decision-making and accountability. We each embrace the full measure of both freedom and responsibility in the execution of our position. We choose to treat The Villages and all its resources as "ours" to nourish and protect.

Innovation and Creativity

We provide opportunities for learning and newness. Residents, employees and all helpers are encouraged to grow and change. We embrace personal and professional progress. We believe in corporate innovation, risk taking and "out of the box" thinking.

Hard Work

We are committed to excellence in all that we do. Our work ethic reflects a personal pride in our work and pride in our community. We believe in exceeding everyone's expectations with our effort and our results. We enjoy the good feeling derived from completing a job well done.

Welcome from the District Manager



Greetings! As your District Manager, I extend a warm welcome to you on behalf of our dedicated District staff and esteemed Board of Supervisors. Whether you're a long-standing member of our community or a recent addition, we're delighted to have you here at our Resident Academy.

The District plays a vital role in addressing Florida's growth needs by providing essential community infrastructure without imposing undue burdens on other governments and their taxpayers. With over 25 special purpose Districts, The Villages community thrives on a model that ensures higher construction standards and long-term solutions for operation and maintenance.

Community Development Districts (CDDs) like ours have emerged as a significant advancement, allowing us to plan, finance, construct and maintain community-wide infrastructure and services tailored specifically for your benefit. Through a council/manager form of government, elected members focus on community needs, while a professional manager ensures efficient day-to-day operations. This unique structure allows municipalities and counties to concentrate on general government issues, avoiding duplication of services. Importantly, it generates funds for projected growth without overburdening taxpayers, as those benefiting from special district services bear the financial responsibility.

Our dedicated staff works tirelessly to provide top-tier services, spanning utilities, sanitation, recreation, property management, finance and public safety. The Villages, renowned for its breathtaking scenery and world-class amenities, stands as a testament to the high standards of excellence we strive to uphold in every facet of our community. We are committed to treating our residents, customers, and visitors with dignity and respect, anticipating their needs and exceeding expectations. Our goal is to be a premier, forward-thinking community that not only caters to the present but paves the way for future generations.

Your participation, input and support are integral to our success. I encourage you to stay actively involved in the workings of your District Government, as together, we shape the vibrant community we all call home.

Kenny Blocker
DISTRICT MANAGER

D E P A R T M E N T S

Community Development District - Administration

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

What is a Community Development District?

» A Community Development District (CDD) is a unit of Special Purpose Government established in accordance with Florida Statute Chapter 190.

- What do the Districts do?
- Who governs the Districts?
- What does it mean to me to live in a District (CDD)?
- How are the Districts funded?
- How do the Districts get started and how long will they last?
- Do Districts and local government provide duplicate services?
- What is the difference between the District (CDD) and the Developer?

» Feel free to jot down any additional questions in the note sections of your booklet, and we'll be happy to answer them at the conclusion of the presentation.

NOT GOVERNED BY THE VCDD

- | | |
|--|--|
| • Downtown Entertainment | • Law Enforcement |
| • The Sharon | • Home Construction |
| • The Villages Charter School | • Tax Rates/Impact Fees of Counties and Cities |
| • Businesses | • Non-Villa/Non-District 4 Street Signage |
| • Entertainment Shows at the Savannah Center | • Mosquito Control |
| • Real Estate (Sales, construction, rentals, etc.) | • Animal Control |
| • The Hospital and Medical Services | • Traffic Signalization & Coordination |

State of Florida

LOCAL GOVERNMENT STRUCTURE

- » Counties: 67
- » Cities: 411
- » Special Districts: 2,040
- » Independent Districts: 1,437
- » Dependent Districts: 603

EVERY SQUARE INCH OF THE STATE OF FLORIDA IS LOCATED WITHIN A SPECIAL DISTRICT

VCDD as a Community

The Villages population is larger than 96% of the municipalities in the State of Florida. (14th largest of 411)

- The Villages population is larger than 33 of the 67 counties in the state of Florida.

What Is an Independent Special District?

» It is created by the State Legislature with Local Government Approval for a:

- Specific purpose and a specific area.
- The Special District derives its authority from provisions in Florida State Statutes.
- However, the funding and purview of each one is set by the Legislature.

EXAMPLES OF INDEPENDENT SPECIAL DISTRICTS INCLUDE:

- Community Development Districts (Florida State Statute 190)
- Water Management Districts
- Inland Navigation
- Fire Service

What Is a Dependent Special District?

» It is created by the city and/or county it resides within:

- The Special Districts are created pursuant to provisions in Florida State Statutes. However, Districts derive their authority from the government that created them.

EXAMPLES OF DEPENDENT SPECIAL DISTRICTS INCLUDE:

- Downtown improvement authorities
- Community redevelopment authorities
- Special taxing districts
- In The Villages, the North Sumter County Utility Dependent District, Wildwood Utility Dependent District, and Villages Public Safety Department Dependent District. (Florida State Statute 189)

The History of Chapter 190

- In 1822, before Florida became a state, there was a Special District under the territorial governing mechanism for roads and highway “The Road, Highway and Ferry Act”.
- In 1845 a Drainage District was created to simply drain a swamp.
 - » *Five commissioners were empowered to drain the “Alachua Savannah”. To finance the project, the first special assessments were made on landowners based on the number of acres owned and the benefit derived.*
- In 1913 the State passed the first general drainage law, the “General Drainage law of 1913” which evolved into the current Chapter 298.
- Developers and attorneys (who were very creative) took the old Chapter 298 (which provided for only draining properties) to the legislature with the property they owned and asked the legislature for additional powers such as roads, bridges, water, sewer and sometimes parks and recreation.
- As a result of using Chapter 298, there was no uniform or consistent application of special district powers – each District was different and operated under whatever authority was granted at the time of the request.
- During 1973 to 1974, Governor Ruben Askew became concerned about “districts” and developments being “custom made” with no accountability, no standards and no uniformity.
- So, in 1975, the State enacted the New Communities Act to help the development process. However, although it provided a more uniform method of development, it was very difficult to use and was not creating the economic development first envisioned when it was created. As a result, development laws and rules began to be overhauled.
- In 1980, the Legislature, along with interested parties and the State Community Affairs Committee, asked the question: Are Special Districts in the State’s interest?
 - » *Their answer was YES.*
- As a result, the legislature adopted Chapters 189 and Chapter 190 – Chapter 190 is the legislative authority for the Community Development Districts, which are independent units of special purpose government.

Multiple Districts - What does that mean to you?

IF YOU LIVE IN

LADY LAKE/LAKE COUNTY
YOU RECEIVE SERVICES FROM

1 District

VCCDD: Amenities, Fire Service, Water/Sewer

NORTH OF CR466
YOU RECEIVE SERVICES FROM

3 Districts

VCCDD: Amenities, Fire Service, Water/Sewer
NSCUDD: Sanitation

Districts 1 - 4: Maintenance, Deed Compliance

SOUTH OF CR466 & NORTH OF SR44
YOU RECEIVE SERVICES FROM

4 Districts

VCCDD: Fire Service

SLCDD: Amenities

NSCUDD: Sanitation, Water/Sewer

Districts 5-11: Maintenance, Deed Compliance

SOUTH OF SR44
YOU RECEIVE SERVICES FROM

3 Districts

VCCDD: Fire Service

WUDD: Water/Sewer

Districts 12-16: Maintenance, Deed Compliance
(District 12 Only)

Chapter 190 Legislative Intent

The need to encourage new, large-scale communities that included long range planning, management, financing and a perpetual entity to operate and maintain community infrastructure.

To allow large landowners the mechanism to invest the time and financial resources to undertake a large-scale new community, the legislature created a public private partnership.

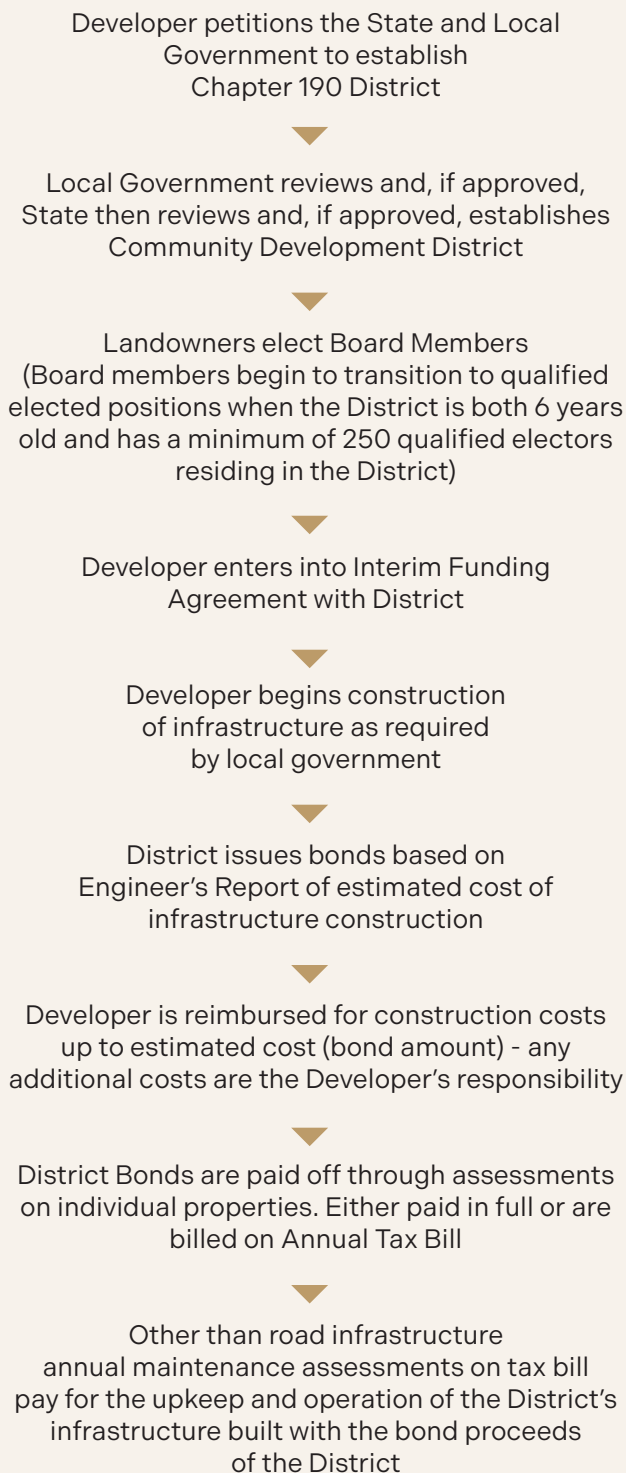
Why We and the State of Florida Have Special Districts

- Creates a governing board of elected members to focus on the specific community needs and issues the special district is addressing. And establishes a council-manager form of government to provide efficient management of the District.
- Districts allow municipalities and counties to focus on general government issues. The Districts do not duplicate services offered by the cities and counties.
- Generates money to pay for projected growth without putting an excessive burden on other taxpayers and governments, since only those who benefit from the special district's services are required to pay.
- Ensures accountability of public resources, since special districts, cities and counties are held to high standards (e.g., Ethics, Sunshine Law, Public Records Law, Financial Reporting, Financial Disclosure Laws.)
- Protects property values by assuring property owners that their roads, water and sewer lines, and other essential facilities and services will continue to be maintained.
- Saves money for affected citizens by selling tax-exempt bonds, purchasing essential goods and services tax-free, and participating in state programs and initiatives.
- Maintains the financial integrity of the special district by limiting its liability to civil lawsuits and providing state and federal assistance in the event of a financial emergency.

If you are a developer, how do you develop property in accordance with chapter 190?

THE DEVELOPER OWNS LAND!

What Next? ▼



Village Community Development Districts

- Community Development Districts (CDD) 1 – 16
- Village Center Community Development District (VCCDD)
 - » AMENITY AUTHORITY COMMITTEE (AAC)
- Sumter Landing Community Development District (SLCDD)
 - » PROJECT WIDE ADVISORY COMMITTEE (PWAC)
- Brownwood Community Development District (BCDD)
- Eastport Community Development District (ECDD)
 - » EASTPORT MAINTENANCE ADVISORY COMMITTEE (EMAC)

3 DEPENDENT DISTRICTS

- North Sumter County Utility Dependent District (NSCUDD)
- Wildwood Utility Dependent District (WUDD)
- Villages Public Safety Department Dependent District (VPSDDD)

SPANS APPROXIMATELY
90 SQUARE MILES AND POPULATION IS
APPROXIMATELY 157,000 RESIDENTS

- Newly established Community Development Districts are restricted in size to no greater than 2500 acres.
- Existing CDDs (also commonly called Residential Districts) can amend their boundaries no greater than 50% of the cumulative net total of the land in the initial district, and no greater than 1,000 acres on a cumulative net basis.

The elected Board of Supervisors within each District levies Assessments (taxes) on property owners within that district to operate, maintain and manage infrastructure owned by that District.

- Stormwater Facilities
- Water Retention Areas
- Villa Roads – Districts 1-11
- District 4 maintains all streets except Buena Vista Blvd.
- City of Wildwood maintains all streets in District 12, District 13, and District 15 upon turnover.
- City of Leesburg maintains all streets in District 14 upon turnover
- Rights of Way
- Landscaping
- Common Areas
- Streetlights
- Multi-Modal Transportation Paths
- Sign Walls
- Fences
- Deed Restrictions (Districts 1-12)

Project Wide Fund

South of CR466 has a unique mechanism to manage the maintenance assessments needed for “common” areas. Infrastructure such as landscape along major roadways, storm water facilities, tunnels, multi-modal paths, etc. are paid for through a Project Wide Fund (PWF). The PWF receives its revenue from Districts 5-13, Sumter Landing and Brownwood Community Development Districts based on assessable acreage and the funds are used to maintain the common areas.

District	Acreage	# Homes	District	Acreage	# Homes
District 1	998	3,420	District 9	1,311.7	5,409
District 2	989.6	3,668	District 10	1,588.8	6,639
District 3	894.6	3,762	District 11	692.8	2,055
District 4	1,253.5	5,432	District 12	1,490	6,202
District 5	1,406	6,399	District 13	2,385.2	8,062
District 6	1,496	6,697	District 14	2,500	3,234
District 7	976	4,765	District 15	1,378.4	3,616
District 8	1,098	5,193	District 16	1,316.1	

Project Wide Advisory Committee

DISTRICTS 5-13, SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT & BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT

The Project Wide Advisory Committee (PWAC) was established by Resolution 13-05 of the Sumter Landing Community Development District (SLCDD) and is comprised of a Board Supervisor from Village Community Development Districts 5-13. The resolution provides the PWAC will:

- Provide input, explore issues and provide advice and recommendations to the SLCDD on issues related to the maintenance of Project Wide Improvements.
- Review and recommend the annual budget to the SLCDD, review budget to actual statements
- Review and recommend contract renewals and bid/proposal awards to the Board related to the Project Wide Improvements.
- Explore significant and important issues pertaining to the Project Wide Improvements as they arise and provide advice and recommendations to the SLCDD.

Eastport Maintenance Advisory Committee

DISTRICTS 14-15 & EASTPORT COMMUNITY DEVELOPMENT DISTRICT

The Eastport Maintenance Advisory Committee (EMAC) was established by Resolution 2023-09 and is comprised of a Board Supervisor from Village Community Development Districts 14-16 & Eastport Community Development District. The resolution provides the EMAC will:

- Provide input, explore issues and provide advice and recommendations to the Eastport Community Development District on issues related to the maintenance of Project Wide Improvements.
- Review and recommend the annual budget to the Eastport Community Development District, review budget to actual statements.
- Review and recommend contract renewals and bid/proposal awards to the Board related to the Project Wide Improvements.
- Explore significant and important issues pertaining to the Project Wide Improvements as they arise and provide advice and recommendations to the Eastport Community Development District.

VCDD Management Services

The VCCDD provides the management services and general government services for all other Districts within The Villages and the North Sumter County Utility Dependent District (NSCUDD) and the Wildwood Utility Dependent District (WUDD) as well as Villages Public Safety Department Dependent District (VPSDDD). The use of the VCCDD as a “management” company provides the rest of the Districts a benefit from economy of scale. The type of services cost allocated to the other Districts, include personnel, buildings and overhead (electric/phones/landscaping, operating supplies, and equipment).



Amenity Fees

TOTAL ROOFTOPS
AS OF MARCH 1, 2025

84,516+

- Resident purchases home.
- Resident signs Contract to pay amenity fees in exchange for services.
- When offered, Amenity fee contractual agreements were sold to VCCDD and SLCDD who provides amenities in accordance with the contract (fee for services).
- Payment of the Amenity Fee is required through the Contract you signed when you bought your home. The contract requires you to adhere to the Declaration of Restrictions (Restrictions) for your unit/lot.
- Amenity Fee is paid for in exchange for Amenity Services- it is a FEE FOR SERVICES.
- Depending on your Restrictions, your Amenity Fee increases every year or every three years.
- Depending on your Restrictions, your Amenity Fee increase is based on either the date you signed your contract or the original land sale date.
- The Amenity Fee increase is based on the CPI and CANNOT be increased or decreased greater than that amount each year (or every three years depending on your Restrictions).

The current prevailing rate for all new homebuyers (and resales post 1/1/25) is \$199.00/month.

VCCDD - 22,557 Amenity Fees

NORTH OF CR466

- VCCDD purchased 22,007 Amenity Fees north of CR466 beginning in 1996
- 250 Assisted Living/Independent Living Facility Unit Amenity Fees
- VLS reserved 300 units Amenity Fees north of CR466 by Agreement
- Chatham Acres, Watercrest ALF/ILF, Marbella

SLCDD - 37,975 Amenity Fees

SOUTH OF CR466 TO DISTRICT 13

- SLCDD purchased 37,157 Amenity Fees south of CR466 to SR44 beginning in 2005
- 175 Continuing Care Unit Amenity Fees
- Reserved 643 Amenity Fees south of CR466 to SR44
- Atwood Villas, Brownwood Lofts and Continuing Care Unit Amenity Fees

Developer owns all Amenity Fees

DISTRICT 14 AND BEYOND

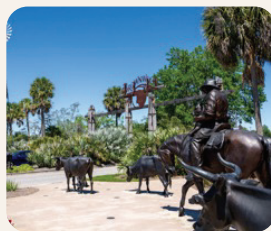
Commercial Development Districts



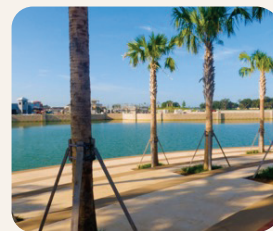
VILLAGE CENTER
COMMUNITY
DEVELOPMENT
DISTRICT
(VCCDD)



SUMTER LANDING
COMMUNITY
DEVELOPMENT
DISTRICT
(SLCDD)



BROWNWOOD
COMMUNITY
DEVELOPMENT
DISTRICT
(BCDD)



EASTPORT
COMMUNITY
DEVELOPMENT
DISTRICT
(ECDD)

Established through the State of Florida, subject to local government approval, like all Community Development Districts.

COMMERCIAL DISTRICTS PROVIDE A MULTITUDE OF SERVICES
FUNDED THROUGH VARIOUS SOURCES

Village Center Community Development District

Recreation Amenities Division (RAD)

- Funded through Contractual Amenity Fees Purchased from Developer
- Common Area Maintenance (Including maintenance in the Lady Lake/Lake County portion of The Villages)
- Community Watch
- Recreation Centers and Activities
- Water Retention Areas
- Gate and Postal Facility Maintenance
- Executive Golf Courses

Water and Wastewater Services

- Funded through User Fees
- LSSA and VCSA Utilities

Villages Public Safety Department Dependent District

- Funded through Villages Public Safety Department Dependent District (VPSDDD), VCCDD Amenities Revenue, SLCDD Amenities Revenue, Developer Amenities Revenue, Lady Lake Assessments, Fruitland Park Assessments, Lake County Assessments, Sumter County Assessments and General Fund.

- Provided to all residents in Lady Lake/Lake County and 15 Residential Numbered Districts, (with the exception of District 4).

Village Of Spanish Springs Assessment Program

- Funded through assessments on properties in the VCCDD geographic area.
- Provides the operation and maintenance costs for the Village of Spanish Springs and Rolling Acres Plaza - sidewalks, landscaping, parking lots, décor, janitorial and holiday decorations.

Sumter Landing Community Development District

Sumter Landing Amenities Division (SLAD)

- Funded through Contractual Amenity Fees Purchased from Developer. (CR466 south to District 13)
- Common Area Maintenance
- Community Watch
- Recreation Centers and Activities
- Water Retention Areas
- Gate and Postal Facility Maintenance
- Executive Golf Courses
- Project Wide Maintenance



Villages Public Safety Department

- Funded through Amenity fees.
- SLCDD provides funding to VCCDD for Villages Public Safety.

Lake Sumter Landing Assessment Program

- Funded through assessments on properties in the SLCDD geographic area.
- Provides the operation and maintenance costs for Lake Sumter Landing – sidewalks, landscaping, parking lots, décor, janitorial and holiday decorations.

Management Fees

- For management services provided by Village Center Community Development District.

Project Wide Advisory Committee

ESTABLISHED 2017

Resolution 17-11 was adopted by the SLCDD on May 18, 2017 to expand the duties and responsibilities of the Project Wide Advisory Committee (PWAC) to provide input, explore issues and provide recommendations on issues related to SLCDD owned Amenity facilities.

- Discretion over all Non-Bond Recreation Amenity Division Funds.
- Rate setting of Amenity Facility user fees.
- Policy control over operations of Amenity Facilities and Services.
- Prohibited from establishing disparate services north and south of CR466.
- Restricted from involvement in Public Safety, Management fees/services.

Governed by Board of Supervisors

- Supervisors are State of Florida elected officials and are subject to state laws that all elected officials must adhere to such as ethics, financial disclosure, public records, etc.
- Meet during regular monthly meetings and hold workshops as necessary to discuss budgets and policies as they relate to their individual District responsibilities.
- Meetings are advertised and agendas are included on the DistrictGov.org website one week prior to the meeting.
- Summary minutes are prepared for the Board and committee approval.
- Set policies, adopt budgets, approve contracts, address resident issues/concerns.
- Supervisors may choose to be paid \$200 a meeting up to a maximum of \$4800 per year.

Getting Involved

- After the 6th year or 10th year, once the District reaches 250 or 500 qualified electors, respectively the transition will begin and two of the three seats become qualified.
- Each District is governed by a Board which is either elected by a Landowner or Qualified (Registered Voter) Election.
- Voting in a Landowner Election – Not required to be a registered voter within the State of Florida, but must be a landowner to vote. A Landowner Election is separate from the general election. A Landowner Election allows one vote per acre or part (parcel) thereof.
- Voting in a Qualified Election – Required to be a registered voter in the State of Florida. If there is a contested race for a Seat on the Board of Supervisors, the election will be included on the General Election ballot. All registered voters are entitled to one vote.

Sunshine Law

Sunshine Law applies to any gathering or communication between two or more Board members of the same Board to discuss any matter which foreseeably could come before the Board.

Requirements:

- All Board meetings must be open to the public
- Reasonable notice of meetings must be given
- Minutes of the meeting must be taken
 - » *Board Members can be friends and are able to have lunch, golf and attend social gatherings together just as long as they do not discuss any Board business.*

The Florida Supreme Court has determined that public records are all materials made or received by a Board in connection with official business. As soon as a document is received by the District it becomes a public record. The District Clerk serves as the VCDD’s Boards’ Custodian for public records. Any individual can make a public records request and State Law requires the custodian honor the request. Requests can be made in person, telephone or via e-mail.

State Law provides the District the authority to charge \$.15 per single-sided copy; however, if the nature of the request is extensive, the District may charge a reasonable service charge.

How the Districts are Governed

QUALIFIED ELECTOR ELECTIONS

Districts 1-12	All qualified electors
District 13	Two qualified electors, Three landowner electors <i>They have begun transition in 2024. Five residents of District 13 sit on the board.</i>
District 14	Five landowner electors <i>Begin transition in 2027 after six years and 250 qualified electors.</i>
District 15	Five landowner electors <i>Begin transition in 2028 after six years and 250 qualified electors.</i>
District 16	Five landowner electors <i>Begin transition in 2031 after six years and 250 qualified electors.</i>



Communications



NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PRIMARY METHODS OF COMMUNICATION



DistrictGov.org



Weekly Bulletin



Contact Us 24/7



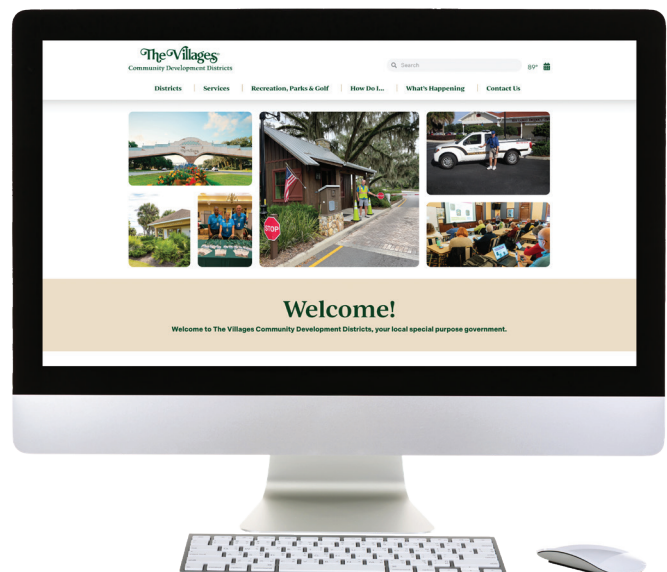
e-Notifications

Our website is a great resource for information on a broad range of topics:

- News, Events & Announcements
- Your District
- Utility Bill Payment Options
- Sanitation Schedules
- Board Meetings and Agendas
- Weekly Bulletin Publications
- Recreation Clubs & Activities
- Public Safety Information
- Architectural Review Criteria



DistrictGov.org



Customer Service

NOTES

[illegible]

Customer Service Locations



North Satellite Office
1200 Avenida Central
La Hacienda Recreation



District Customer Service Center
3571 Kiessel Road
Brownwood Paddock Square



Lake Sumter Satellite Office
1030 Lake Sumter Landing
Suite A

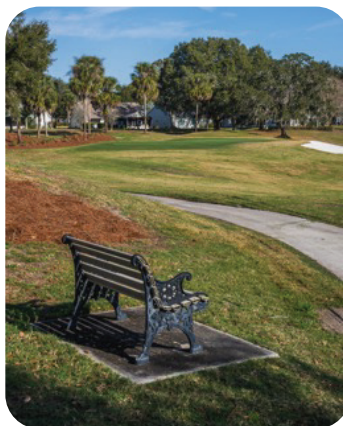
3 LOCATIONS IN WHICH YOU CAN ACCOMPLISH MANY OF YOUR DISTRICT NEEDS

- Obtain general information on all District departments & community
- Register for Community Watch Programs
- Speak to a Bond Specialist regarding the bond on your home
- Questions & payment of your monthly utility/amenity bill
- Update Emergency Contact Information
- Executive Trail Fee & Guest ID Card services

Services Provided

Resident ID Cards

- Replace ID cards due to loss, theft or damage
- 30-day Temporary ID available at no charge
- Permanent ID replacement - \$15
 - » *New picture*
 - » *New Resident ID Number*

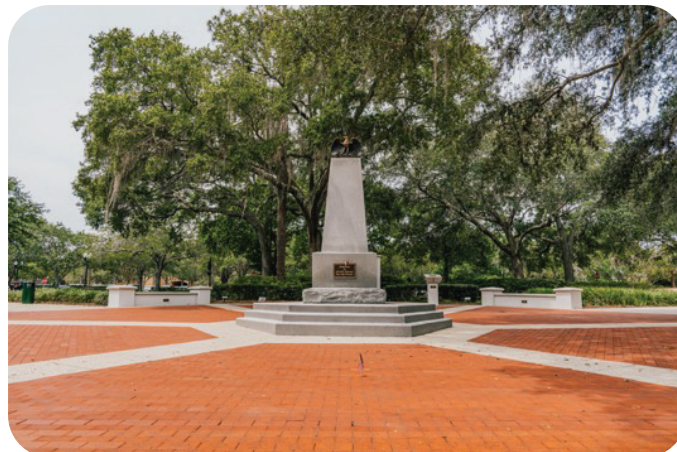


Non-owner Resident ID Card

- Issued to residents not listed on the deed of the home
- Must meet residency requirements and obtain homeowner authorization

Gate Access Cards

- Replace gate access cards due to loss, theft or damage
- Current replacement charge - \$15
- Please bring in all remaining cards as they are issued in sets
- Up to four (4) cards can be issued per home



CUSTOMER SERVICE

RV Storage Facility Space Rentals

ALHAMBRA LOT & INDUSTRIAL LOT

20' Space: **\$42.00 + tax**

30' Space: **\$50.00 + tax**

40' Space: **\$53.00 + tax**

50' Space: **\$59.00 + tax**

- Fee placed on monthly utility/amenity bill
- Wait List
- Temporary Space: \$16.00 + tax per day

Adopt-A-Bench

- Current cost: \$1400
- Price includes bench, plaque, concrete slab, freight, installation and ongoing bench maintenance once installed.
- Benches located on District property
- Executive Golf Courses
- Postal Stations
- 1076 Benches sold as of March 2025

Additional Services

UPDATE CONTACT INFORMATION


- Update Contact Information
- Register for Community Watch programs
- Pay your utility/amenity bill

Veteran Brick Sales

- Dedication ceremony each Veterans' Day – November 11th
- Bricks cost \$55
- 302 bricks were dedicated during the 2024 ceremony
- Must be purchased by March 31st to be included in next year's ceremony

CONTACT US

 **DistrictGov.org**

 **352-753-4508**

 **CustomerService@DistrictGov.org**

District Couriers

- Couriers pick up correspondence from the Utility, Amenity & District Correspondence Box located at each postal facility
- Monday - Friday
- Utility/Amenity Payments
- Bulletin Board Requests
- Questions/Suggestions
- No Postage Required

POSTAL FACILITY BULLETIN BOARDS

- A valuable tool for communicating District and Village neighborhood information. The Postal Facility Bulletin Board guidelines can be found on our website at DistrictGov.org.

TO SUBMIT A REQUEST:

- Use the utility/amenity box at each postal station
- Email item to CustomerService@DistrictGov.org
- Drop off item at District Customer Service Center



Utility Billing and Collection Services

- 7 Utilities
- 2 Sanitation Services
- 84,516+ Bills Generated Monthly
- 350 New Home Sales Monthly
- 500 Resales Monthly

Your Utility Invoice Explained

- **A** Bill Overview
- **B** Name and Mailing Address
- **C** Your Account PIN
- **D** Utility and Mailing Address
- **E** Activity Bar
- **F** Meter consumption by read and chart.
- **G** Important Messages
- **H** Customer Service Contact Information
- **I** Activity Detail: broken down by billing item, summed into a total.
 - » **1** Billing Items
 - » **2** Taxes & Total
 - » **3** Amount due

ACCOUNT ACTIVITY

Account Number: V000-0000-00
 Service Address: 1000 Villages Way
 Service Period: 07/01/2024 to 08/01/2024
 Billing Date: 08/08/2024
 Due Date: 09/03/2024
 Balance Will Be Drafted From Invoice Cloud: \$218.74

Account PIN
 n1n1n1n

The Villages®
 Community Development Districts
 Utilities
Reprinted Bill

PLEASE MAKE CHECKS PAYABLE TO:
 VCSA
 PO BOX 2230
 THE VILLAGES, FL 32158-2230

Previous Statement	Payments (Credits)	Adjustments & Late Fees	Balance Forward	New Charges	ACCOUNT BALANCE
\$218.74	\$(218.74)	\$0.00	\$0.00	\$218.74	\$218.74

Service Address: 1000 Villages Way
 Service Period: 07/01/2024 to 08/01/2024

METER CONSUMPTION INFORMATION

Description	Current Reading	Previous Reading	Usage in Gallons
Water	701,700	701,700	

Account Number: V000-0000-00

CURRENT ACTIVITY	USE IN GAL	TAX	NEW CHARGES
Water Base		\$0.57	\$0.40
WATER USE			
Water Base			\$19.85
SEWER USE			
Amenity Fee - August			\$188.83
TOTAL NEW CHARGES		\$0.57	\$218.17
BALANCE FORWARD			\$218.74
AUTOPAY - DO NOT PAY			\$218.74
CHARGES DUE IF NOT PAID BY 09/08/2024			\$229.94

VCSA WATER STEP RATES
 0 - 11,000 GAL @ \$1.57/1,000 GAL
 11,001 - 18,000 GAL @ \$3.15/1,000 GAL
 18,001 & Up @ \$4.64/1,000 GAL

VCSA SEWER RATE
 0-10,000 GAL @ \$3.09/1,000

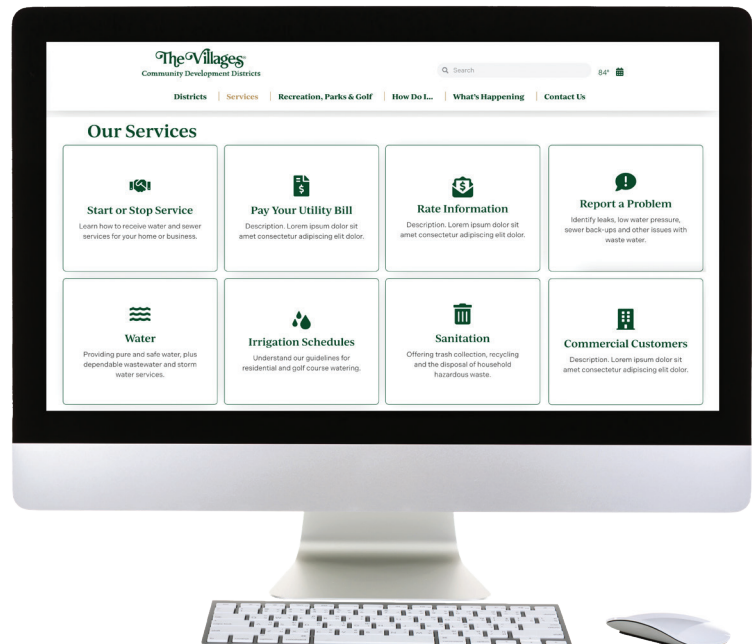
ANNOUNCEMENTS
 AS PART OF OUR ONGOING EFFORTS TO PROTECT YOU, PAYMENT TO INVOICE CLOUD WILL REQUIRE A PIN. THE PIN IS LOCATED IN THE TOP CENTER OF YOUR INVOICE. PLEASE CALL CUSTOMER SERVICE AT 352-750-0000 WITH ANY QUESTIONS.
 QUESTIONS ABOUT SUMMER SANITATION PICKUP CALL (352) 748-0109
 QUESTIONS ABOUT SANITATION SOUTH OF SR44 CALL (352) 750-0000

IF YOU HAVE ANY QUESTIONS ABOUT YOUR ACCOUNT, PLEASE CONTACT VCSA UTILITY CUSTOMER SERVICE AT (352) 750-0000
 FOR ONLINE PAYMENTS VISIT OUR WEB PAGE: www.districtgov.org
 AFTER HOUR WATER EMERGENCIES:
 CALL COMMUNITY WATCH AT 352-753-0850

Go green! Please consider signing up to receive your bill via e-mail & paying it electronically. Visit DistrictGov.org for details on both.

Our website is a great resource for information on a broad range of topics:

- Payment and Rate Information
- Start/Stop Service
- High Usage Notification
- Boil Water Notices
- View your Utility and Amenity
- Invoice
- Sign up for E-billing



Recreation & Parks



NOTES



RECREATION & PARKS

NATIONALLY ACCREDITED

FULL & PART-TIME
EMPLOYEES

600+

FACILITIES

119

POOLS

117

PARKS

23

TRAILS &
PATHWAYS

30+ miles

AT YOUR SERVICE PROGRAM

There are 13 **At Your Service** locations and each location oversees 2-4 mid-size centers. These 13 locations are the largest centers and they offer the most indoor and outdoor amenities.



- Register For Activities
- Purchase Executive Trail Pass
- Guest ID Services
- Register for The Enrichment Academy



- All Recreation Services *PLUS* request applications to:
 - » Reserve A Room For Your Special Event
 - » Form A New Resident Lifestyle Club

At Your Service Locations:

Colony Cottage
Eisenhower
Everglades
Ezell +
Fenney +
La Hacienda +
Lake Miona

Laurel Manor
Mulberry Grove
Paradise
Rohan
Savannah
SeaBreeze +

RECREATION FACILITIES

Hours of Operation: 7AM - 10PM

Outdoor Hours of Operation: 7:30AM - Dusk

There are **100+** recreation facilities throughout The Villages. These facilities are grouped into three types: Regional, Village and Neighborhood.

POOLS

There are three types of pools throughout The Villages community: Sports Pools, Adult Pools and Family Pools. Each pool type has different uses and purposes.

Sports Pools: Residents only, 30+ years of age

These pools have specific schedules of activities: Lap swim, water walk, water exercise programs, water volleyball, etc. Be sure to check the sports pool activity schedule before you go.

Adult Pools: Residents and guests 30+ years of age

Intended for refreshing socialization & non-organized/scheduled activities. Regularly scheduled water exercise groups are encouraged to use the sports pools.

Family Pools: Residents and guests of all ages

For residents who have family members visiting regardless of age. Noodles, unbreakable masks, goggles and small buckets are the only items allowed in these pools.

WHAT TO KNOW

- ALWAYS carry your original hard copy Villages ID or Guest ID, and a photo ID.
- Read signs and bulletins.
- Become familiar with your surroundings.
- Automated External Defibrillators are located at all recreation centers, sports pools, softball complexes and District Offices.
- All outside recreation areas are provided with a bulletin board that contains 911 information.
- Courtesy phones are available for use by residents and guests in case of an emergency or to reach a recreational staff member.
- Amenity icons are key to finding your favorite activity. These are also attached to the bollards at the entrance to the trails and pathway to convey what activities can and can't be done.

THE ENRICHMENT ACADEMY

Discover new ways to inspire your mind, body and spirit with seasonal courses offered throughout the year.

The Enrichment Academy offers over 300+ different courses utilizing 140 instructors and speakers. These courses are held at 40 Recreation locations. The Fall/Winter season

WEEKEND SERVICES

Executive Trail Pass
Guest ID Services
Activity Registration

LOCATIONS

Lake Miona
Eisenhower
Everglades
La Hacienda
Rohan

HOURS

Saturday & Sunday
8:30AM - NOON



RECREATION & PARKS

runs October - March and Spring/Summer season runs April - September. Prospective instructors and speakers are required to complete an application available on our website or At Your Service location. Applications are accepted year-round and reviewed bi-annually.

Registration is required to attend. Residents and general public 30+ years old may register.

There are 3-ways to register:

- Online at TheEnrichmentAcademy.org
- In Person by visiting any At Your Service location
- By Mail: 3571 Kiessel Road, The Villages 32163

RESIDENT LIFESTYLE VOLUNTEERS

Resident lifestyle volunteers are the leaders of the activity groups that fill social, recreational, educational, emotional, or physical needs of members. The Resident Lifestyle Volunteers work with the Recreation & Parks Department to coordinate services, scheduling, support staff, communications, facilities, and other related services that benefit the community.

Currently we offer approximately 3,500 Resident Lifestyle Clubs/Activities under these broad categories: Art, Dance, Health & Wellness, Music, Social Clubs, Special Interest, Sports Swimming, and Performance Groups. The Recreation & Parks Department, in cooperation with the volunteers, facilitates the use of District and Developer owned and operated facilities for the use and enjoyment of The Villages residents to enhance their active lifestyle.

EVENTS AND ACTIVITIES

The Villages offers a myriad of events and activities to choose from to help you lead an active lifestyle full of fun, family and friends! There are 3 types of events and activities to help you get involved.

- Lifestyle Events
 - » *Events and Activities that involve the whole community such as Square Events, Parades, Running of the Squares, Senior Games, Camp Villages and more!*
- General Lifestyle
 - » *Regularly scheduled socials at your local recreation center outlined on the monthly*

special events calendar.

- Center-Based Programming
 - » *Lessons, Open Play, Organized Play, Neighborhood/Social Leagues and Activities, Tournaments, Special Events and more!*

PARKS, TRAILS & MORE

Enjoy the great outdoors by visiting our many parks, trails and other outdoor facilities.

- Parks & Preserves
 - » *Exercise stations*
 - » *Walking paths*
 - » *Picnic tables and benches*
 - » *Boardwalks*
- Dog Parks
 - » *8 dog friendly parks*
 - » *Fenced-in play areas for both large and small dogs.*
- Softball Fields
 - » *15 fields at 5 complexes*
- Putt & Play

Bring your putter and golf balls or stop by the Recreation center to check out equipment.

- Course Locations:
 - » *Fenney, First Responders, Ezell/Clifton Cove and Franklin/Jubilee*

Enjoy access to cardiovascular machines and a wide variety of fitness equipment at a Fit Club near you. Choose from a wide variety of memberships that fit your active lifestyle: 1 month, 3 months, 6 months, 9 months or a year! Stop by one of our seven locations to sign-up.

- Fit Club Locations:
 - » *Colony Cottage, Fenney, Ezell, Laurel Manor, Mulberry Grove, Rohan and SeaBreeze.*

FINDING INFORMATION

Get Your **Recreation** Info:

- Every Thursday in The Villages Daily Sun
- DistrictGov.org
- The Villages App
- VNN
- Digital Billboards
- Community Calendar
- Bulletin Boards



Golf Operations & Maintenance



NOTES

[illegible]

GOLF OPERATIONS & MAINTENANCE

HOLES OF GOLF
IN THE VILLAGES

765

TOTAL HOLES OF
EXECUTIVE GOLF

423

TOTAL HOLES OF
CHAMPIONSHIP GOLF

342

HOLES-IN-ONE

2767

COURSE MAINTENANCE

The District utilizes contractors to perform many of the maintenance requirements on the Executive Golf Courses. This maintenance includes:

- Daily Course Set-Up
- Mowing
- Bunker Maintenance
- Watering
- Chemical Applications
- Aerification
- Top Dressing
- Verti-Cutting
- Over Seeding

Contract oversight includes daily course observations and evaluations, scheduling course closures for maintenance and planning improvement projects.

Course renovations are utilized to revitalize aging courses, incorporate newer turf varieties and constructions methods, and for planning of extensive renovations to upgrade playing surfaces.

**District does not maintain Championship Courses.*

AUDOBON PARTNERSHIP

We proudly partner with Audobon International on all Executive Golf Courses.



TEE TIME SYSTEM

The Tee Time System is designed to provide all residents with fair and equal opportunities to play golf. One of our main responsibilities is to ensure the integrity of the system.

- Convenient and accessible 24 hours a day
- Make a request 4-7 days in advance by phone 352-750-4558 or TheVillages.net
- Sign up for Good Golf School

COURSE MANAGEMENT

Each Country Club Golf Professional oversees Executive Golf Courses in their geographic region:

Orange Blossom Hills

Silver Lake
Hill Top

Cane Garden

Yankee Clipper
Southern Star
Bonita Pass
Redfish Run
Tarpon Boil

Tierra Del Sol

De La Vista

ADDITIONAL
STATISTICS

TOTAL ROUNDS OF
GOLF PLAYED

3,473,329+

EXECUTIVE GOLF
ROUNDS

2,564,723

CHAMPIONSHIP
GOLF ROUNDS

908,606

GOLFERS SHOT
THEIR AGE

5,310

OLDEST WOMAN

93

OLDEST MAN

98

LESSONS TAUGHT
AT THE VILLAGES
GOLF ACADEMY

20,000+

Villages Public Safety Department



NOTES

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VILLAGES PUBLIC SAFETY DEPARTMENT

CURRENT SERVICE AREA

100+ square miles

RESPONSE DATA HIGHLIGHTS FY24/25

EMERGENCY MEDICAL

20,297

FIRE RELATED

6,395

TOTAL INCIDENTS

26,692

VPD SERVICE AREAS

Established in 1999, the VPSD has provided fire protection and emergency medical services to the areas of The Villages since October 1, 1999. Initially the Department was comprised of one station (Station 41- Lake Sumter Landing), one Fire Chief, and 12 firefighter/paramedics.

VPSD responded to 1,040 calls for service during the first year of operations, and the response area covered approximately 3 square miles.

As of 2025, VPSD is comprised of over 180 Firefighters/Paramedics/EMTs, 9 Battalion Chiefs, and 28 Administrative Personnel. Additionally, VPSD has a Heavy Technical Rescue Team, recognized by the State of Florida, which is a team of firefighter/EMTs and firefighter/paramedics specializing in various rescue techniques. VPSD deploys resources out of 9 Fire Stations strategically located throughout The Villages, covering an expansive response area over 90 square miles, and protecting a population of over 153,000.

ACTIVE STATIONS

Station 40	2455 Parr Drive
Station 41	8013 CR 466
Station 43	1419 Paradise Drive
Station 44 + Fire Admin	3035 S. Morse Blvd.
Station 45	3555 Buena Vista Blvd.
Station 46	4385 Warm Springs Ave. (Under Construction)
Station 47	4856 S. Morse Blvd.
Station 48	7314 Marsh Bend Trail
Station 51	1231 Bonita Blvd.

SERVICES PROVIDED

- Fire Suppression/Fire Protection
- Emergency Medical Services (EMS)
 - » Basic Life Support Services (EMT)
 - » Advanced Life Support (Paramedic) Services
 - » (11) 24-hour transport ambulances and (2) additional daytime transport ambulances
- Technical Rescue
 - » Type 1 (heavy) Technical Rescue Team (FL-TRT-424)
- Operations Level Hazardous Materials Response
 - » Mutual aid agreements in place for Hazmat Technician level Response with Marion, Sumter and Lake counties

ADDITIONAL PROGRAMS

- Fire Prevention and Fire Inspections (Including Public Education Events)
- Sponsorship of The Villages Community Emergency Response Team (CERT)
- Neighborhood AED Groups (Neighbors Saving Neighbors® program)
- CPR/AED Classes
- Smoke Detector Program
- Car Seat Installation Program
- Knox Box Program
- Emergency Management/Preparedness



STAFFING TOTALS

FULL-TIME FIREFIGHTERS

180

BATTALION CHIEFS

9

ADMINISTRATION PERSONNEL

28

A SHIFT

BATTALION CHIEFS

3

PERSONNEL

61

B SHIFT

BATTALION CHIEFS

3

PERSONNEL

61

C SHIFT

BATTALION CHIEFS

3

PERSONNEL

57

Rotating on a 24 hours on 48 hours off schedule

TECHNICAL RESCUE TEAM

The Villages Public Safety Department's Technical Rescue Team (FL-TRT-424) is a Type I (heavy) technical rescue team, recognized by the State of Florida. Team members are firefighter/EMTs and firefighter/paramedics specializing in High Angle Rope Rescue, Vehicle Machinery Rescue, Confined Space Rescue, Trench Collapse Rescue, and Structural Collapse Rescue. Some members are also certified in Large Animal Rescue and Swift Water Rescue. VPSD's Technical Rescue Team is a local, regional, and state asset.



INSURANCE SERVICES OFFICE (ISO) RATING

The Villages Public Safety Department (VPSD) earned the second highest rating available from the Insurance Services Office (ISO) this year.

VPSD received a Class 2/2Y rating, which indicates superior fire protection based on the comprehensive evaluation of the department's apparatus, equipment, station locations, and water supply.

ISO ratings have a significant role in the underwriting process of insurance companies, as the rating information is utilized by most insurance companies to determine insurance policy and coverage information, including policy premiums, for personal or commercial property insurance. These ratings occur once every 5 years.



Response Time

Emergency Calls Within The Villages Community

Performance measured in minutes and seconds mm:ss

	Baseline Actual	Benchmark Goal	Performance Gap +/- difference
FY 24/25 10/01/23-09/30/24	05:42	05:30	+00:12

Statistics as of 9/30/24

AMBULANCE TRANSPORT



AVERAGE EMS RESPONSE TIME

07:36

TOTAL TRANSPORTS

16,156

CY 2024

Human Resources



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HUMAN RESOURCES

TOTAL
EMPLOYEES

2,500+

FULL-TIME
EMPLOYEES

500+

PART-TIME
EMPLOYEES

1,900+

RISK MANAGEMENT

- Limit District exposure to legal liabilities and ensure employee protection
- Claims management

COMPENSATION & BENEFITS

- Retirement plan management
- Manage benefit plan options and structures
- Process payroll and monitor leave benefits

RECRUITING & ON-BOARDING

- Identify future hiring needs
- Maintain job descriptions
- Talent acquisition

TRAINING & DEVELOPMENT

- Employee development
- Motivate & engage employees
- Performance improvement



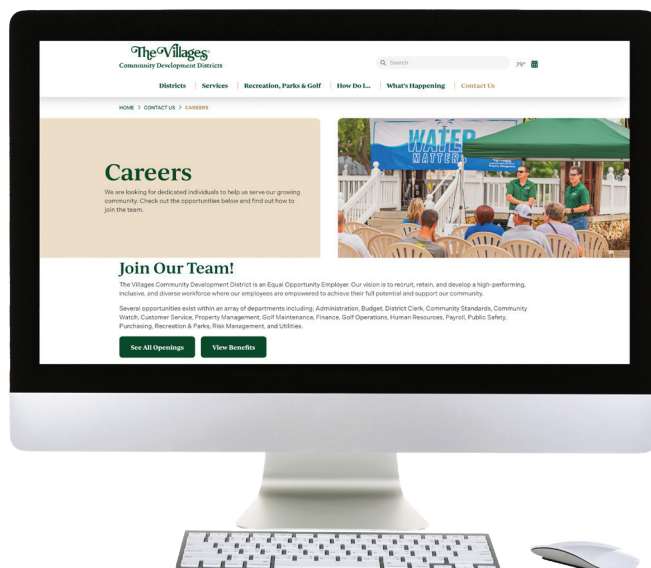
CURRENT
EMPLOYEES
WHO ARE
VILLAGE RESIDENTS

73%
OF EMPLOYEES

24%
OF FULL-TIME EMPLOYEES

88%
OF PART-TIME EMPLOYEES

JOIN OUR TEAM!



The Village Center Community Development District is an Equal Opportunity Employer. Our vision is to recruit, retain, and develop a high-performing, inclusive, and diverse workforce where our employees are empowered to achieve their full potential and support our community.

Several opportunities exist within an array of departments including; Administration, Budget, District Clerk, Community Standards, Community Watch, Customer Service, Property Management, Golf Maintenance, Finance, Golf Operations, Human Resources, Payroll, Public Safety, Purchasing, Recreation & Parks, Risk Management, and Utilities.

Employees enjoy many benefit options including our Dreammaker discounts!

Interested in becoming a District employee?

Go to **DistrictGov.org** for information on how to apply.

Community Standards



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COMMUNITY STANDARDS

NUMBER OF ARC
VOLUNTEER MEMBERS

22

APPROX. NUMBER OF APPLICATIONS
REVIEWED PER WEEK

300

APPROX. LENGTH OF
ARC MEETINGS

2-4 hours

COMMUNITY STANDARDS DIVISIONS

- Architectural Review
- Deed Compliance

ARCHITECTURAL REVIEW COMMITTEE

- » Reviews external alterations to homes or homesites for Districts 1-10 & Lady Lake/Lake County
- » District Board of Supervisors appoints a primary and alternate member to represent their District. Districts 1-10 & District for Lady Lake/Lake County

ARCHITECTURAL REVIEW HEARING OFFICER

- » Reviews external alterations to homes or homesites for Districts 11-16 & Middleton-A

ARC MEETING INFO

**DISTRICTS 1-10 &
LADY LAKE/LAKE COUNTY**

Wednesdays at 8:30AM

District Office | Brownwood Paddock Square

**DISTRICTS 11-16 &
MIDDLETON-A**

Wednesdays at 1PM

Ezell Recreation Center

Meetings are open to the public and operate under the Florida "Sunshine Law."

**For help with
your application
visit us at:**

Brownwood
3571 Kiessel Road
M-F | 8AM-5PM

DEED RESTRICTIONS

Deed restrictions are declarations between the declarant (developer) and property owner. Through the document (contract) the owners agree to certain standards of maintenance and aesthetic values in order to make the community as attractive as possible to maintain or enhance property values.

ENFORCING DEED RESTRICTIONS

- Any property owner may seek enforcement against another property owner
- The Declarant (developer) may seek to enforce external and internal restrictions
- The Districts may enforce certain EXTERNAL restrictions

DEED COMPLIANCE VIOLATIONS

Some common violations include but are not limited to:

- Overgrown lawns
- Weeds
- Overgrown hedges
- Algae/mold growth on the home or driveway
- Lawn ornaments
- Signage
- External projects performed without ARC approval

ARCHITECTURAL REVIEW APPLICATION

- Application must include:
 - » Current tax bill, deed or property record card
 - » A site plan, boundary survey, or sketch (if site plan is not available) which should identify: All easements, placement of home, and all proposed modifications drawn on site plan.
 - » Building plans or elevation drawings, if available
- It is the property owner's responsibility to:
 - » Obtain all necessary permits and governmental approvals
 - » Maintain compliance with government, district and private requirements and regulations





REPORT A CONCERN



Call us at 352-751-3912



Send an email to:
DeedCompliance@DistrictGov.org



Mail to 3571 Kiessel Road,
The Villages, FL 32163



Submit online utilizing the Report
a Deed Violation button



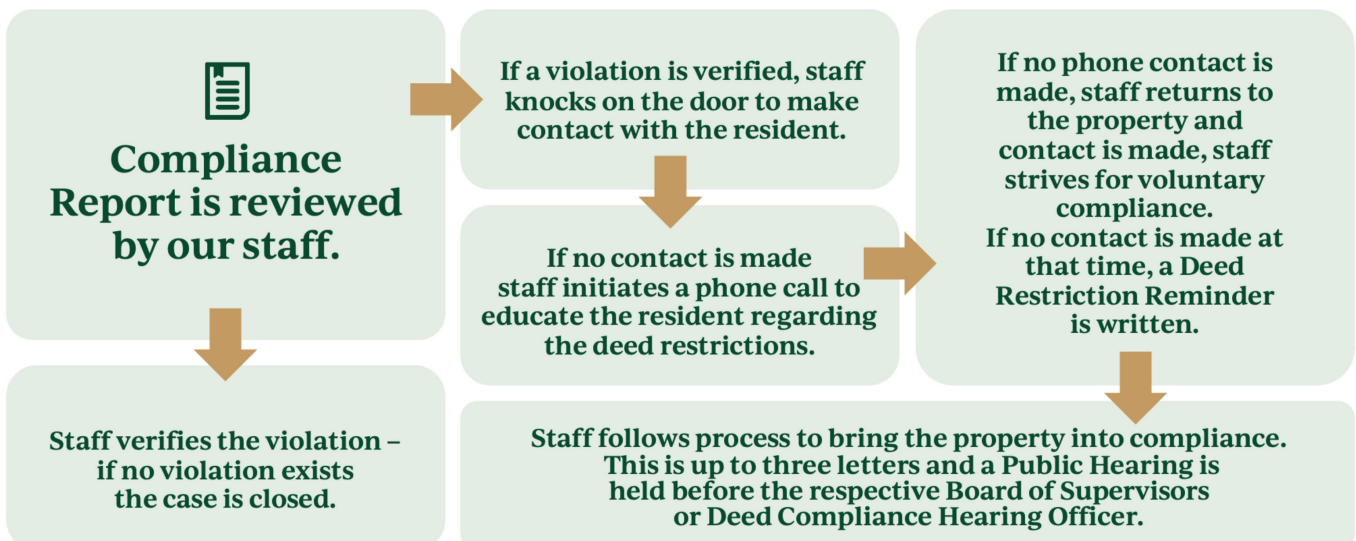
Place in your Amenity Box
*To be picked up by the District Couriers and brought
to our main office. No postage necessary.*

DISTRICT REQUIREMENTS TO SUBMIT A CONCERN

- Anonymous complaints permitted – Lady Lake/
Lake County portion of The Villages, Districts 1, 7*,
8, 10, 11, 13, 14, 15, 16
*District 7 only permits one complaint per method
of communication.
- Anonymous complaints permitted but
complainant must reside in the District the
property of concern exists. Complainant must
provide their unit number. – Districts 4, 9
- Anonymous complaints NOT permitted.
Complainant must provide their contact
information (Name, Unit/Lot, Phone). – District 3
- Anonymous complaints NOT permitted and
complainant must reside in the District.
Complainant must provide their contact
information for staff to verify (Name, Unit/Lot,
Phone) – Districts 2, 5, 6, 12

Please keep in mind that we are subject to public
records law and the information you provide
will be turned over in the event a request for
information is made.

COMPLIANCE REVIEW PROCEDURES



Community Watch



NOTES

[illegible]

COMMUNITY WATCH

INCOMING CALLS
RECORDED IN 2023

630,000+

GATE OPERATIONS
STAFFED GATES

27

GATE OPERATIONS
UNSTAFFED GATES

110+

COMMUNITY WATCH AT WORK

Supervisors	10 or 12 hours
Dispatchers	10 or 12 hours
Administration	8 hours
Patrol Drivers	8 hours
Gate Attendants	6 hours
Gate Operations	6 hours
Community Watch manages 74,350 shifts annually	

The Community Watch Dispatch Center operates 24/7 with four supervisors and 18 dispatchers working either a 12 or 10-hour shift.

We also have six part-time dispatchers as subs to be utilized as needed.

DISPATCH ACCREDITATION

In June of 2021, Community Watch Dispatch Center became the first Non-911 Call Center in the State of Florida to be awarded Accreditation status by the Florida Telecommunications Accreditation Commission. They were proudly reaccredited in June of 2024.



COMMUNICATIONS DIVISION - GATE OPERATIONS

Gate Operations consist of 18 Part-Time Operators and two Substitute Operators.

Wall displays/rotates the 800+ cameras in The Villages 304 views at a time. Staff provides quality assurance, creates reports on suspicious activity, accidents, and malfunctions of any gate equipment.

PATROL DIVISION

- 21 Patrol zones
- 3 Supervisors on every shift
- 100k miles covered per month
(Each neighborhood, 2x per day)

ANSWERING THE CALL

- Water/Utilities after hours
- Residents move in or move out

- Dead animals on roadway
- Resident assists
- Well-being checks
- Solicitors
- Traffic control
- Open garage doors
- Law enforcement video requests
- Two newspapers

SERVICES PROVIDED

House Check Program

Affords you a comprehensive exterior home inspection service for a small fee with trained patrol drivers that conduct a thorough on-foot inspection of your home's exterior three times per week and will alert you of any signs of damage or vulnerability.

Resident Out of Area Program

Assures you that in times when you are away, Community Watch will notify you of any damage to your home. This allows emergency personnel to focus their efforts on any potential evacuations necessary.

Adult Watch Program

Let's you set the pace in terms of when and how often you'd like a member of our communications center team contact you. If our team is unable to reach you as planned, we'll follow up with a thorough escalation process which includes a home visit, hospital checks, and contacting key holders or friends.

CHIRP

Provides safety whistles to signal for help when in need. Whether you're lost, sick, or injured, safety whistles don't require much effort to blow and are significantly louder than shouting, plus the sound of the whistle travels further. To signal a First Responder in an emergency situation, blow three loud, short blasts on the whistle to seek help.

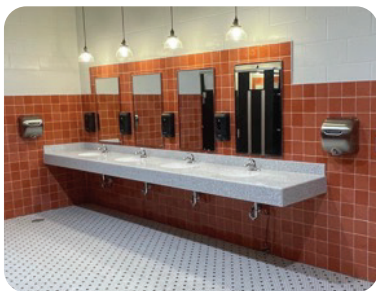
Register for Community Watch programs:
Call 352-753-4508 or
Email CustomerService@DistrictGov.org

District Property Management



CHULA VISTA
POOL AREA

NOTES

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SAVANNAH POOL HOUSE RENOVATION



LA HACIENDA
GAME ROOM



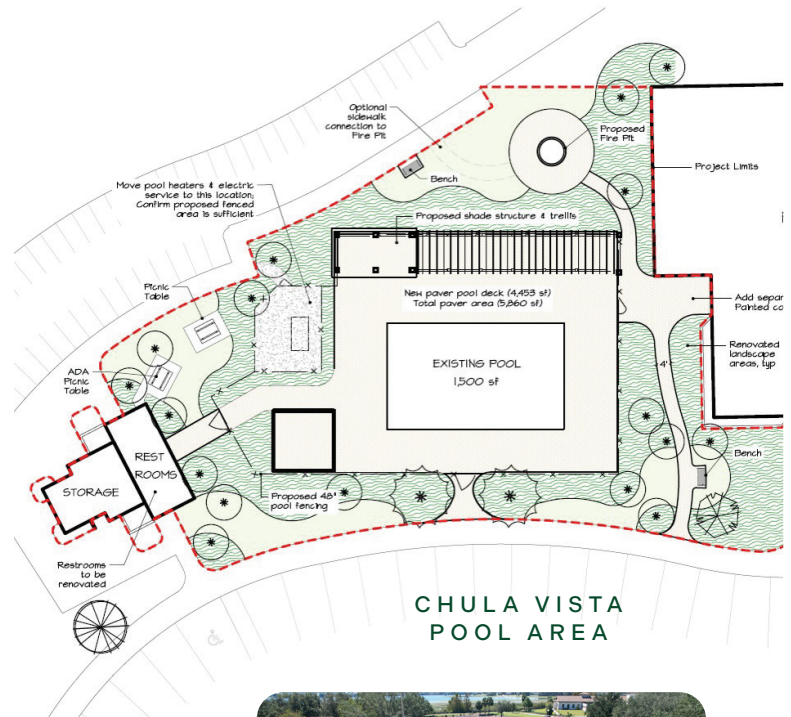
ALHAMBRA STORAGE FACILITY

Administration, Finance & Budget

- Budget Formulation, Budget Execution, \$80 Million Dollars
- Account Management
- Fiscal Oversight
- Contract Management
- Resident Inquiries
- Public Education
- Standard Operating Procedure Development
- Invoice Processing
- Customer Service
- 8600 + Credit Card Transactions
- 4800 + Purchase Orders

Future Projects

- Lake Sumter Landing Boardwalk
- Lake Sumter Landing Flood Control Building Roof Structure
- Mira Mesa Golf Maintenance Facility
- MC-19 Roof Structure



Construction Division

Planned Improvements

PARADISE RECREATION

The Villages first recreation center is set to be demolished, and a new facility will be built in its place. The new recreation center will feature Spanish-style architecture, paying homage to the original historic theme. The expanded center will be 10,000 square feet larger than the existing building, and will include amenities such as a fire pit, covered porch areas, walking trails, a resort-style pool, and more.



FIRE STATION 41



PARADISE RECREATION



FIRE STATION 46

DISTRICT PROPERTY MANAGEMENT

MAINTAINS:

RECREATION
CENTERS

86

BUILDING
SPACE SQ.FT.

720K

MILES OF
TRAILS

32+

PICKLEBALL
COURTS

237

OUTDOOR
FITNESS
AREAS

18

DOG
PARKS

9

POSTAL
STATIONS

89

GATE
ENTRIES

126

POOLS

111

Facility Division

Full life cycle maintenance

THIS INCLUDES ALL PHYSICAL ASSETS -
PREVENTATIVE, ROUTINE
& DEPOT-LEVEL MAINTENANCE:

- Flooring
- Furniture
- HVAC
- Janitorial
- Lighting
- Painting
- Pest Control
- Pools
- Roofing
- Interior & Exterior Finishes
- Mechanical
- Electrical
- Plumbing Systems
- Structure
- Fire Protection Systems

APPROXIMATE NUMBER OF RECREATION FACILITIES

- 80 Tennis Courts
- 30 Platform Tennis
- 232 Bocce Courts
- 225 Shuffleboard Courts
- 104 Horseshoe Courts
- 11 Softball Fields
- 9 Basketball Courts
- 2 Archery Ranges
- 3 Air Gun Ranges
- 5 Sand Volleyball Courts
- 2 Lawn Bowling Courts
- 3 Pétanque Courts
- 79 Corn Toss Courts
- 2 Woodshops

Fire Station Maintenance and Repair

- 10 Fire Stations
- 68,000+ square feet of building space

Infrastructure Division

- 68+ Miles of Multi-Modal Paths
- 123+ Miles of Roads
- 29+ Miles of Walking Trails
 - » Maintenance includes signage, pavement markings, mill & overlay and asphalt rejuvenator.
- 78+ Miles of Fencing
 - » 15-Year Replacement 5-Year Painting As-Needed Repairs
- 344+ Villa Entry Ways
 - » Pressure Washing Lighting Painting
- 34 Fountains & Water Features

STORM WATER PIPES

District Property Management maintains stormwater pipes on District property outside the road right-of-ways.

The District adheres to the guidelines set forth by the National Pollutant Discharge Elimination System (NPDES) Compliance Permit. This program is administered by the State of Florida through the Department of Environmental Protection and is required by the Federal Clean Water Act.

The District adopted policies that prohibit the illicit discharge of pollutants into our storm drain system and drainage basins. Some examples of these pollutants include oil, automotive fluids, paints, stains, pesticides, discarded or abandoned objects, and other liquid and solid wastes.

TUNNELS AND BRIDGES

- 54 Tunnels
 - » Pressure-Washing Painting, Lighting, Signage Permits & Inspections, Routine Maintenance
- 7 Bridges
 - » Permits, Inspections, Maintenance

Preserves & Wetlands Management

The District currently owns and manages 2,800+ acres of wetlands and 600+ acres of preserves.

» *Why wetlands are important to The Villages:*

- Benefits storm water management by collecting and storing runoff
- Provides flood protection and water retention for residential and urban areas
- Filters and removes pollutants such as nitrogen and phosphorus
- Provides food, water, and shelter for wildlife (some of which are protected)
- Provides habitats for flora and fauna, which are among the most productive ecosystems in the world, comparable to rainforests and coral reefs

Improvements and associated maintenance are included in the permit conditions and maintained in accordance with those requirements.

The District does not maintain these areas for private property views, as these areas are designated as wetland preservation areas. These areas are strictly protected and are not authorized for any development or change.

Unauthorized trimming, cutting and/or removal of trees or vegetation is illegal and may result in criminal actions or fines.

INFRASTRUCTURE IS ALSO RESPONSIBLE FOR:

- Wildlife incident investigations
- Habitat incident investigations
- ERP permit monitoring
- Mowing and weed-whipping within the preserves
- Gopher tortoise & burrowing owl surveys
- Southeast kestrel maintenance & management
- Nuisance & exotic vegetative management
- Wildlife management plan compliance
- Endangered species act compliance

Landscape Division

Monitors and manages the landscape maintenance contractors to ensure they perform maintenance in an efficient, timely and cost-effective manner, in a way that meets or exceeds the contract specifications and limits impact on the environment.

ANNUALS

- Monitoring, making color suggestions & quarterly replacement
- 1.95 Million+ Annuals per year

GRASSES

- 103 Million+ Square Feet
- Zoysia, St. Augustine, Bermuda & Bahia

PLANT BED SPACES

- 25 Million+ Square Feet

TREES

- 54,000+ Trees
- Holly, Live Oak, Magnolia, Ligustrum, Red Maple, River Birch, Bald Cypress, Crepe Myrtle, Shumard Oak



PALMS

- 28,000+ Palms
- Sago, Coontie, Sabal, Washingtonian, Sylvester, European Fan, Medjool

PALM TREE MAINTENANCE:

- Oxytetracycline (OTC) injections Arbor Jet System
- Palm trimming Irrigation Fertilization

PLANT BED RENOVATIONS

Florida-Friendly Landscaping

Florida-Friendly Landscaping is the use of sustainable landscaping practices. Its purpose is to minimize the amount of irrigation, fertilizers and pesticides in the landscape. South of State Road 44 you will see the use of unirrigated Bahia grass, empty plant beds to create open spaces and also un-maintained buffers that create a natural barrier.

Special Projects Division

Projects often arise which do not directly fit the responsibilities of any certain division or encompasses the duties of multiple divisions. These projects, especially if involving stormwater issues or geological anomalies, are assigned to the Special Projects division as deemed appropriate.

- Stormwater Issues
- Geological Anomalies
- Major Pipe Repairs





Town Centers Division

- 3 Town Squares
 - » Spanish Springs Town Square
 - » Lake Sumter Landing Market Square
 - » Brownwood Paddock Square
- 8 District Offices

SEVERAL UNIQUE DESIGN FEATURES

- 300+ Benches & Adirondack Chairs
- 1 Veterans Memorial Park
- Postal Station
- 3 Stage Gazebos
- 3 Decorative Christmas Trees
- Janitorial Services
- Pressure Washing
- Street Sweeping
- Pest Control
- Painting
- Concrete and Brick Paver
- Repairs

Spanish Springs Town Square

- 6 Fountains
 - » including the Fountain of Youth.
Water changes color 2 times throughout the year:
October for Breast Cancer Awareness
& March for St Patrick's Day.
- 1 Stage Gazebo
- Veterans Memorial Park
- Benches and Chairs

Lake Sumter Landing Market Square

- 1 Fishing Pontoon
- 2 Tour Boats
- 1 Water Tower
- 3 Fountains
- 14 Dinghys
- Lighthouse
- Wilkerson Creek Park & Playground
- Wharf Boardwalk

Brownwood Paddock Square

- 2 Windmills
- 1 Billboard
- 1 Fruit Stand
- 2 Water Towers
- 2 Grandstands
- 4 Golf Car Tunnels
- 16 Bronze Statues



SPANISH SPRINGS
TOWN SQUARE



LAKE SUMTER LANDING
MARKET SQUARE



BROWNWOOD
PADDOCK SQUARE

Water Resources Division

- 725+ Basins
- Aeration
- Littoral Shelf Planting
- Algae & Aquatic Weed Control
- Border Grass & Brush Control
- Water Quality
- Basin Inspections (treatment as necessary)

BASIN AQUATIC MAINTENANCE

- Monitoring & Treatment Program Management
- Inspections
- Algae Control
- Aquatic Testing
- Cattails
- Hydrilla
- Other Nuisance Aquatic Vegetation

WATER PUMP STATIONS

The pump stations are used for golf course irrigation, roadside irrigation and flood control.

WATER MANAGEMENT, CONSERVATION & TRANSFERS

More information and maps are available on our website at DistrictGov.org.

Living with Alligators

It is against Florida Law to feed and/or harass alligators. The District has a permit with Florida Wildlife Control to remove nuisance alligators. Nuisance Alligators are not relocated. Only designated District staff can authorize alligator removal from District property. Factual information about the Florida Alligator is available at Florida Fish and Wildlife Conservation Commission: myfwc.com.



Utilities & Sanitation

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

UTILITIES & SANITATION

FISCAL YEAR 2024 NUMBERS:

CO₂ EQUIVALENT
GREENHOUSE GASES AVOIDED

109,490 *(In tons)*

COAL NEEDS
REDUCED BY

15,207 *(In tons)*

FUEL OIL NEEDS
REDUCED BY

1,916,082M *(In gallons)*

NORTH SUMTER COUNTY UTILITY
DEPENDENT DISTRICT

All waste is collected throughout the Villages is transported to Reworld Themomechanical Treatment Facility (RTTF). This collection is part of a “Waste-to-energy” program that diverts waste from landfills to generate energy from the combustion of municipal solid waste. At the time of purchase, there were 39,700 residential and 200 commercial accounts. Today, Sumter Sanitation services approximately 53,670 residential and 304 commercial accounts in Districts 1-11 and commercial properties north of 44 in Marion County, Sumter County, and the Fruitland Park areas of The Villages. NSCUDD partners with Jacobs and Reworld for the collection and disposal of solid waste.

SOLID WASTE DISPOSAL

Sumter Sanitation utilizes a “Waste-to-Energy” program that diverts waste from landfills to generate energy from the combustion of municipal solid waste. Waste-to-Energy facilities convert waste to power steam turbines which generate electricity for homes and businesses, reducing greenhouse gases and landfill waste. The resulting ash is processed to recover metal for recycling while all gases are collected, filtered and cleaned to minimize environmental impact.

Waste-to-Energy is widely recognized as a technology that helps mitigate climate change. It is the only form of energy generation that reduces greenhouse gases and plays an important role in addressing climate change due to avoiding methane from landfills, offsetting emissions from fossil fuel electrical production and recovering metals for recycling.

THINGS TO REMEMBER

- Waste should be placed in sealed trash bags – no trash cans
- Bundle limbs and branches
- Bundles may not exceed 5’ in length, 5” in diameter
- Bags or yard waste bundles should not weigh more than 40lbs
- Bulk pickup is available for items too large for collection by compactor trucks
- Check the Weekly Bulletin for information regarding disposal of hazardous waste
- Sign up for e-Notifications to receive information regarding changes to collection schedules

ADDITIONAL STATISTICS

RENEWABLE ENERGY GENERATED

25,091,550kWh

(Powers about 28,098 homes for a month)

RECYCLED METAL
DIVERTED FROM LANDFILLS

2,281,050

(In pounds)

Reworld™

WASTE TO
ENERGY
BENEFITS

CONTRIBUTES TO:

HOMES POWERED

1M+

RECYCLED
METALS
RECOVERED

600K +

(In tons)

Jacobs

SOLID WASTE
COLLECTION

MATERIAL
COLLECTED
FY24

RESIDENTIAL &
COMMERCIAL
SOLID WASTE

45,621
(In tons)

BULK PICKUPS

12,547

EQUIPMENT

SOLID WASTE
REAR-LOADING
TRUCKS

24

COMMERCIAL
FRONT-LOADING
TRUCKS

2

BULK/WHITE
GOODS TRUCKS

1

UTILITIES & SANITATION

POTABLE WATER TREATMENT FACILITIES

13

POTABLE WATER WELLS

27

POTABLE WATER ELEVATED STORAGE TANKS

6

POTABLE WATER GROUND STORAGE TANKS

8

UTILITY SYSTEMS - NORTH OF SR44

- Village Center Service Area (VCCDD-owned) Lake County & District 1 (over 9,000 residential accounts)
- Little Sumter Service Area (VCCDD-owned) Districts 2, 3 & 4 (Over 12,500 residential accounts)
- North Sumter Utility & The Villages Water Conservation Authority (NSCUDD-owned) Districts 5 through 8 (over 23,000 residential accounts)
- Central Sumter Utility & Sumter Water Conservation Authority (NSCUDD-owned) Districts 9, 10 and 11 (over 13,500 residential accounts)

UTILITY SYSTEMS - SOUTH OF SR44

- South Sumter Utility & Fenney Water Conservation Authority (WUDD-Owned) District 12 phase 1 & 2 West (over 2,500 residential accounts at full buildout)
- South Sumter Utility & Southeast Wildwood Water Conservation Authority (WUDD-Owned) District 12 phase 2 & 3, District 13 & 14 (14,921 residential accounts at full buildout)

UTILITY SYSTEMS -

SOUTH OF FLORIDA'S TURNPIKE

- Gibson Place Utility & Gibson Place Water Conservation Authority (Privately Owned) District 15 & 16 (15,940 residential accounts at full buildout)
- Middleton Utility & Middleton Water Conservation Authority (Privately Owned) Middleton District A (family housing – non-age restricted) (1,868 residential accounts at full buildout)

POTABLE WATER SYSTEM - GROUNDWATER SUPPLY



Upper & Lower Floridan Wells



Water Treatment Plant



Storage Tank



Water Distribution

WASTEWATER SYSTEM

- Gravity Collection System
- Wastewater Pump Station

WASTEWATER TREATMENT PLANT

- Step 1 - Headworks
- Step 2 - Biological Treatment
- Step 3 - Clarifier
- Step 4 - Sand Filtration

RECLAIMED WASTEWATER

- Step 1 - Disinfection
- Step 2 - Storage At Plant
- Step 3 - Pump Station
- Step 4 - Storage At Basin

ADDITIONAL STATISTICS

POTABLE WATER MAINS

820+ miles

WASTEWATER LIFT STATIONS

176

SEWER MAINS

730+ miles

ADDITIONAL STATISTICS

NON-POTABLE
IRRIGATION
PUMP STATIONS

43

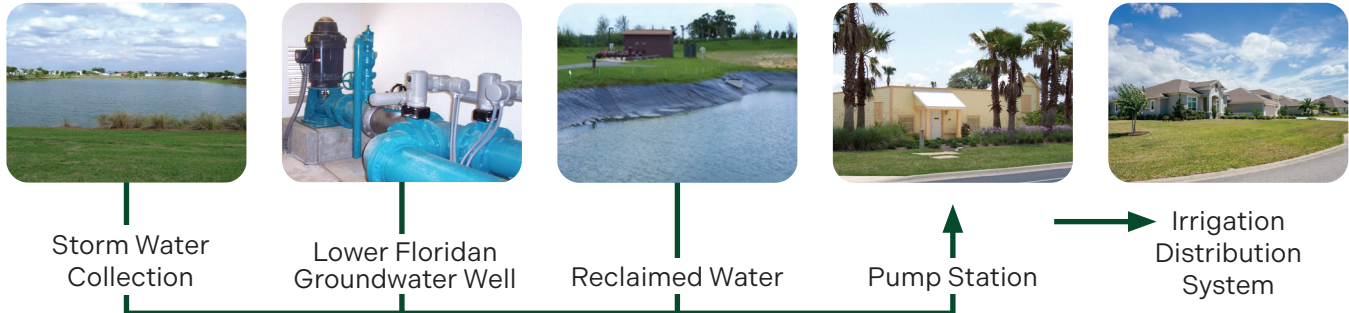
GOLF COURSE
PUMP STATIONS

33

WELLS SUPPLYING
GOLF COURSE PUMP STATIONS

7

NON-POTABLE IRRIGATION SYSTEM



STORM WATER POLLUTION PREVENTION

- Storm water runoff can pick up debris, chemicals, dirt, and other pollutants and deposit them into a storm water basin.
- Anything that enters a storm water system is discharged untreated into the waterbodies we use for fishing, providing irrigation water, and providing habitat for plants and animals.

WHAT YOU CAN DO TO HELP

- Use pesticides and fertilizers properly and sweep up excess
- Dispose of paints, batteries, and auto fluids properly
- Use bags to pick up after your pet and dispose in the trash
- Sweep up yard debris



USEFUL RESOURCES

District Utility Information

DistrictGov.org

- Service Area Maps
- Boil Water Notice Guidelines
- Utility Rates

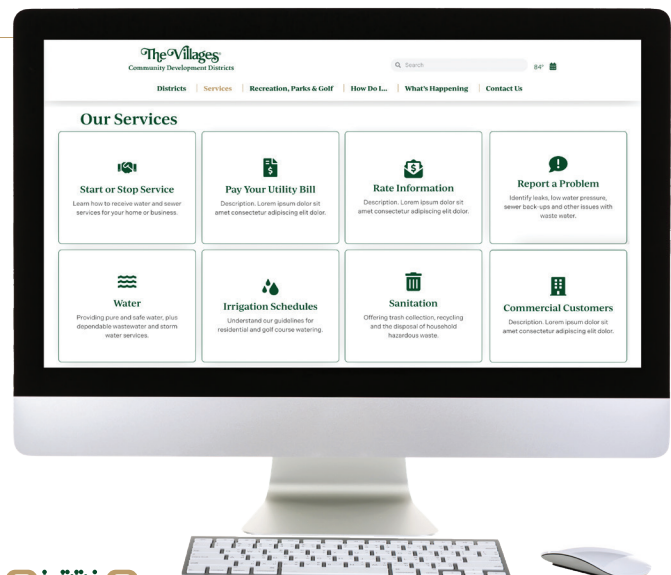
Water Wisdom Website

TheVillagesWaterWisdom.com

- Water Conservation Information
- Irrigation Schedules
- Water Shortage Order Information
- Conservation and Landscaping Links

Water Management Districts

- St. Johns River Water Management
SJRWMD.com
- Southwest Florida Water Management District
WaterMatters.org



**If you observe an illicit discharge
notify Utility Billing Customer Service
at 352-750-0000**

Thank You
for attending

R E S O U R C E S

Commonly Used Acronyms

AAC	Amenity Authority Committee
ACH	Automated Clearing House
ADA	Americans With Disabilities Act
AED	Automatic External Defibrillator
AFR	Annual Financial Report
ARC	Architectural Review Committee
BCDD	Brownwood Community Development District
CAPRA	Commission for Accreditation of Park and Recreation Agencies
CDD	Community Development District
CHIRP	Community Help Initiative Response Program
CIP	Capital Improvement Plan
CPI	Consumer Price Index
CPM	Commercial Property Management
CRCDD	Coleman Ridge Community Development District
CSR	Customer Service Representative
CSU	Central Sumter Utility
CUP	Consumptive Water Use Permit
DPM	District Property Management
DRI	Development Regional Impact
ECDD	Eastport Community Development District
EAP	Employee Assistance Program
EMMA	Electronic Municipal Market Access (Bonds)
EMT	Emergency Medical Technician
EMT-P	Emergency Medical Technician Paramedic
EOC	Emergency Operations Center
EPA	Environmental Protection Agency
FA	Fitness Assistant
FDEP	Florida Department of Environmental Protection
FEITF	Florida Education Investment Trust Fund
FF II	Certified Florida Firefighter
FL-FIT	Florida Fixed Income Trust

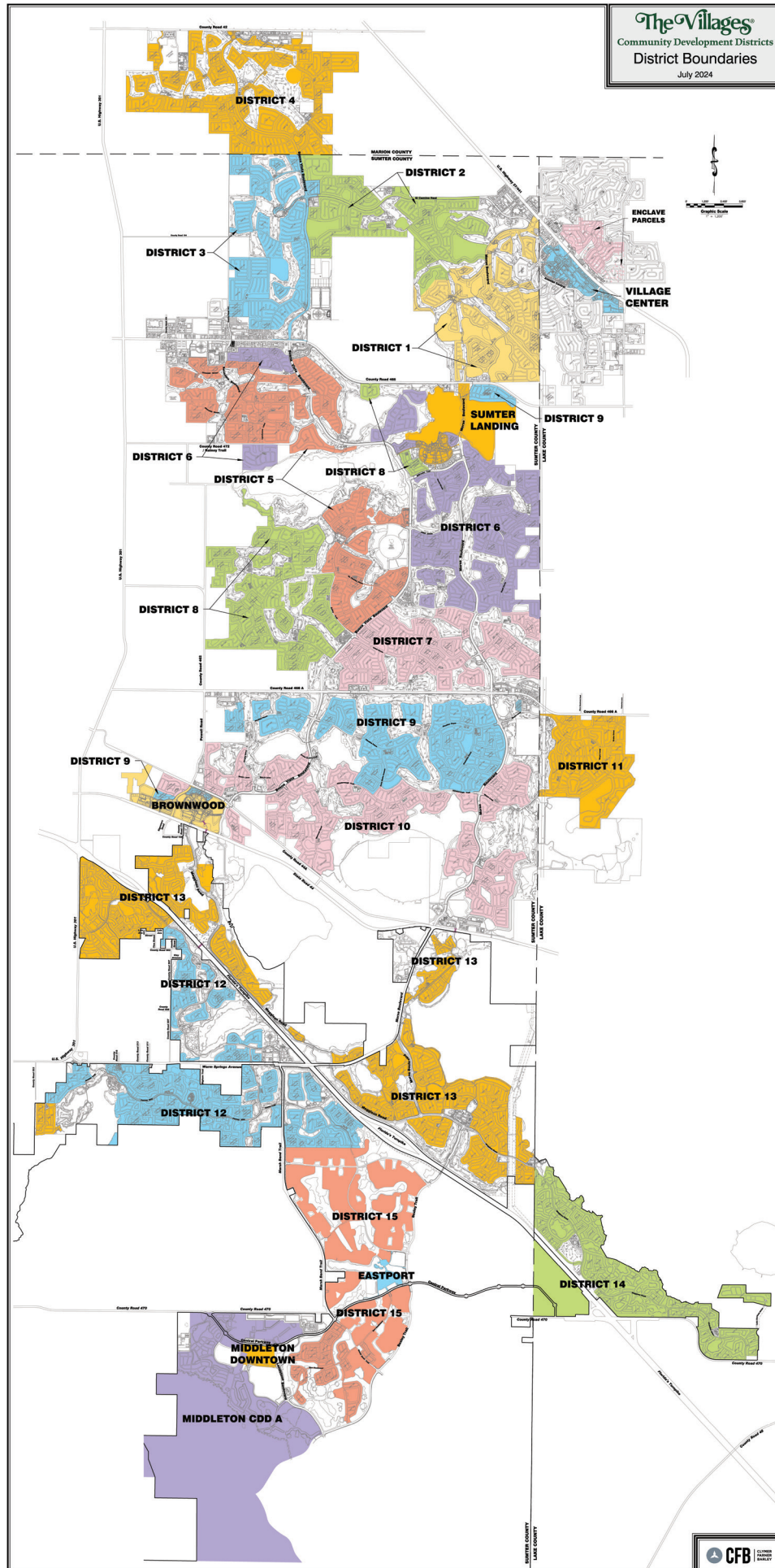
COMMONLY USED ACRONYMS

FLCLASS	Florida Cooperative Liquid Assets Securities System
FLGIT	Florida Local Government Investment Trust
FMLA	Family Medical Leave Act
FOG	Fats, Oil, and Grease
FQD	Florida Quality Development
FRPA	Florida Recreation and Park Association
FS	Facilities Specialist
FWCA	Fenney Water Conservation Authority
FY	Fiscal Year
GPU	Gibson Place Utility Company
GPWCA	Gibson Place Water Conservation Authority
IAC	Investment Advisory Committee
ISA	International Society of Arboriculture
ITB	Invitation to Bid
ITQ	Invitation to Quote
LSL	Lake Sumter Landing
LSSA	Little Sumter Service Area
LTIP	Long-Term Investment Policy
NPDES	National Pollutant Discharge Elimination System
NRPA	National Recreation & Park Association
NSCUDD	North Sumter County Utility Dependent District
NSU	North Sumter Utilities
OS	Official Statements (Bonds)
PAC	Pension Advisory Committee
PO	Purchase Order
POS	Preliminary Official Statement (Bonds)
PWF	Project Wide Fund
PWAC	Project Wide Advisory Committee
RAP	Rolling Acres Plaza

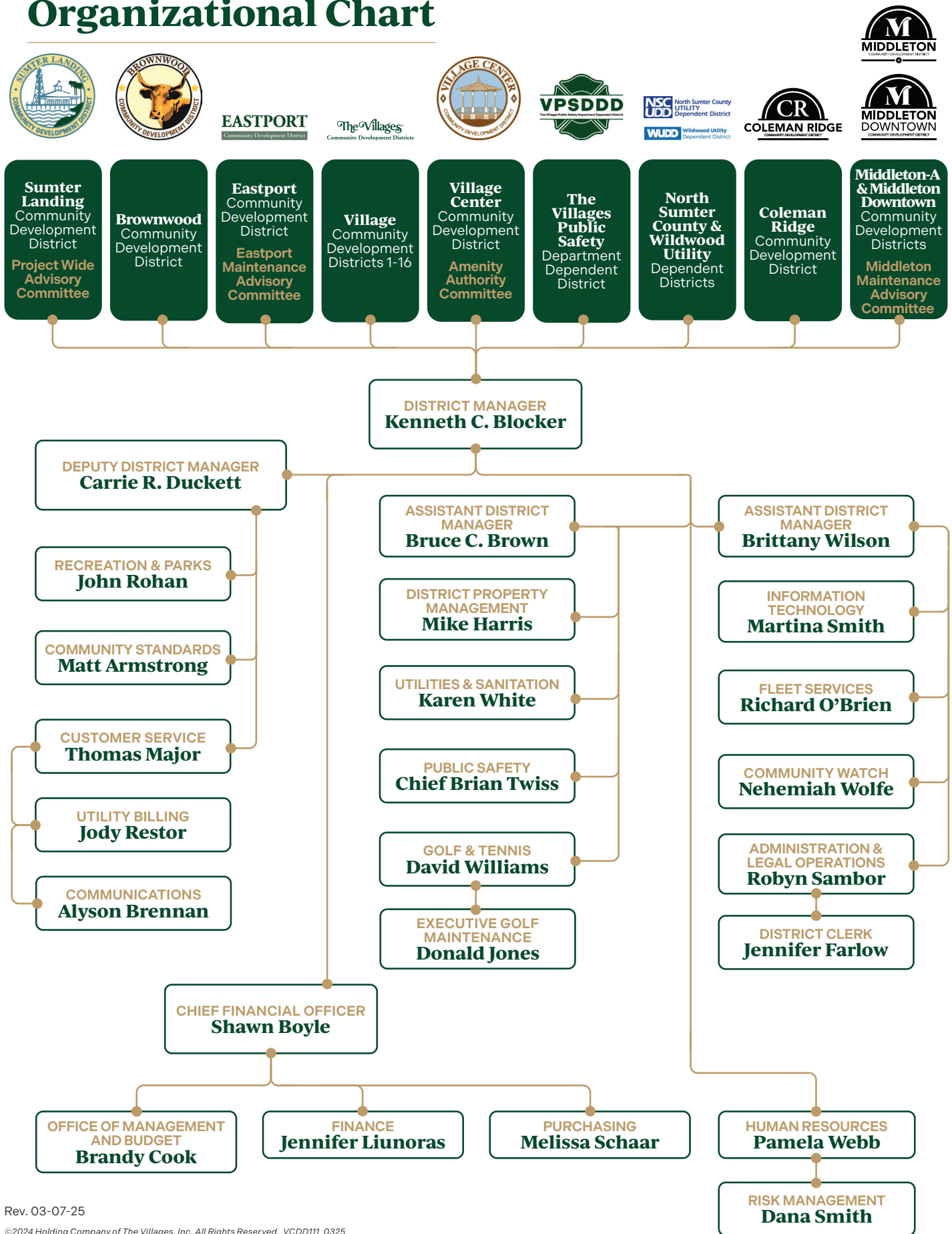
COMMONLY USED ACRONYMS

RFP	Request for Proposal
RFQ	Request for Qualifications
RLVG	Resident Lifestyle Volunteer Group
ROW	Road Right of Way
S&P's	Standard & Poor's
SE	Special Events
SBA	State Board Administration
SCBA	Self-Contained Breathing Apparatus
SEWWCA	Southeast Wildwood Water Conservation Authority
SJRWMD	St. Johns River Water Management District
SLAD	Sumter Landing Amenities Division
SLCDD	Sumter Landing Community Development District
SSF	Sumter Sanitation Fund
SSU	South Sumter Utility
SWCA	Sumter Water Conservation Authority
SWFWMD	Southwest Florida Water Management District
TEA	The Enrichment Academy
VCDD	Village Community Development Districts
VCCDD	Village Center Community Development District
VCSA	Village Center Service Area
VOSS	Village of Spanish Springs
VPSD	Villages Public Safety Department
VWCA	Villages Water Conservation Authority
WRA	Water Retention Area
WTF	Water Treatment Facility
WUDD	Wildwood Utility Dependent District
WUP	Water Use Permit
WWTF	Wastewater Treatment Facility
WWTP	Wastewater Treatment Plant





Organizational Chart



Rev. 03-07-25

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Contacts

 <p>Kenneth Blocker District Manager</p> <p>352-751-3939 Kenneth.Blocker@districtgov.org</p>	 <p>Carrie Duckett Deputy District Manager</p> <p>352-751-3939 Carrie.Duckett@districtgov.org</p>	 <p>Carrie Duckett Assistant District Manager</p> <p>352-751-3939 Brittany.Wilson@districtgov.org</p>
 <p>Bruce Brown Assistant District Manager</p> <p>352-751-3939 Bruce.Brown@districtgov.org</p>	 <p>Jennifer Farlow District Clerk</p> <p>352-751-3939 Jennifer.Farlow@districtgov.org</p>	 <p>Mike Harris Director of Property Management</p> <p>352-753-4022 Mike.Harris@districtgov.org</p>
 <p>Brian Twiss Fire Chief</p> <p>352-205-8280 Brian.Twiss@districtgov.org</p>	 <p>Pamela Webb Executive Director of Human Resources</p> <p>352-674-1905 Pamela.Webb@districtgov.org</p>	 <p>Donald Jones Director of Executive Golf Maintenance</p> <p>352-674-1885 Donald.Jones@districtgov.org</p>
 <p>David Williams Executive Director of Golf & Tennis</p> <p>352-753-3396 David.Williams@districtgov.org</p>	 <p>Melissa Schaar Director of Purchasing</p> <p>352-674-1920 Melissa.Schaar@districtgov.org</p>	 <p>Jennifer Liunoras Director of Finance</p> <p>352-751-3905 Jennifer.Liunoras@districtgov.org</p>
 <p>Alyson Brennan Communications Coordinator</p> <p>352-753-4508 Alyson.Brennan@districtgov.org</p>	 <p>Matt Armstrong Director of Community Standards</p> <p>352-751-3912 Matt.Armstrong@districtgov.org</p>	 <p>John Rohan Executive Director of Recreation & Parks</p> <p>352-674-1800 John.Rohan@districtgov.org</p>
 <p>Thomas Major Director of Customer Service</p> <p>352-753-4508 Thomas.Major@districtgov.org</p>	 <p>Brandy Cook Director of the Office of Management</p> <p>352-674-1920 Brandy.Cook@districtgov.org</p>	 <p>Nehemiah Wolfe Director of Community Watch</p> <p>352-753-0550 Nehemiah.Wolfe@districtgov.org</p>
 <p>Shawn Boyle Chief Financial Officer</p> <p>352-751-3901 Shawn.Boyle@districtgov.org</p>	 <p>Robyn Sambor Director of Administration & Legal Operations</p> <p>352-751-3939 Robyn.Sambor@districtgov.org</p>	

Board of Supervisors

* Chair ** Vice chair

District 1	Seat		Term Expires		
Patsy Oburn **	1	1524 Cervantes Place	2028	Patsy.Oburn@districtgov.org	540-903-6440
Ellen Cora	2	1805 Durango Drive	2026	Ellen.Cora@districtgov.org	352-750-0167
Vacant	3		2028		
William Jenness	4	403 Duarte Lane	2026	Bill.Jenness@districtgov.org	352-750-1186
Rocky Hyder *	5	407 Duarte Lane	2028	Rocky.Hyder@districtgov.org	828-674-4027
District 2	Seat		Term Expires		
Tom Swiers **	1	1403 Arredondo Drive	2026	Tom.Swiers@districtgov.org	352-633-2333
Jim Cipollone	2	2162 Madero Drive	2026	Jim.Cipollone@districtgov.org	484-431-2541
Jim Conti	3	1324 Camero Drive	2026	Jim.Conti@districtgov.org	215-913-6810
Dennis Richards *	4	1214 Camero Drive	2028	Dennis.Richards@districtgov.org	715-896-3846
Ronald Baxa	5	1943 Cordero Court	2028	Ronald.Baxa@districtgov.org	262-705-9565
District 3	Seat		Term Expires		
Steffan Franklin	1	3217 Riverton Road	2026	Steffan.Franklin@districtgov.org	732-713-6263
Bill Ray *	2	856 Walker Loop	2026	Bill.Ray@districtgov.org	352-753-5050
Terry Biddle	3	3390 Reston Drive	2028	Terry.Biddle@districtgov.org	216-469-6569
Dick Belles	4	944 Walker Loop	2026	Dick.Belles@districtgov.org	352-751-1337
Gail Lazenby **	5	3391 Reston Drive	2028	Gail.Lazenby@districtgov.org	352-750-1465
District 4	Seat		Term Expires		
Cliff Wiener *	1	8351 SE 178th Deveau Lane	2028	Cliff.Wiener@districtgov.org	352-250-2073
Cary Sternberg	2	17270 SE 85th Willowick Circle	2028	Cary.Sternberg@districtgov.org	352-250-5517
Jim Murphy	3	9285 SE 169th Wimberly Place	2026	Jim.Murphy@districtgov.org	352-259-1581
Mark Hayes **	4	8497 SE 177th Bartram Loop	2026	Mark.Hayes@districtgov.org	352-250-7807
Don Deakin	5	7220 SE 172nd Hazelwood Loop	2026	Don.Deakin@districtgov.org	352-445-0181
District 5	Seat		Term Expires		
Walter Martin	1	2074 Jasper Way	2028	Walter.Martin@districtgov.org	352-205-7099
Jerry Knoll	2	384 Rose Croft Terrace	2026	Jerry.Knoll@districtgov.org.	352-603-3224
Jerry Ferlisi	3	2127 Westchester Way	2028	Jerry.Ferlisi@districtgov.org	352-391-5261
Mark Schweikert **	4	1688 Nelson Terrace	2028	Mark.Schweikert@districtgov.org	513-315-7621
Gary Kadow *	5	2412 Due West Drive	2026	Gary.Kadow@districtgov.org	352-430-0567

BOARD OF SUPERVISORS

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District 6	Seat		Term Expires		
Tweet Coleman	1	1007 Vance Trail	2026	Tweet.Coleman@districtgov.org	352-205-7099
John Calandro *	2	1072 Winnsboro Drive	2028	John.Calandro@districtgov.org	352-775-9131
Gordon Platt	3	1077 Isle of Palms Path	2028	Gordon.Platt@districtgov.org	901-292-5450
Linda Grzesik	4	329 Mercer Way	2026	Linda.Grzesik@districtgov.org	352-751-1761
Peter Moeller **	5	1112 Pelzer Avenue	2026	Peter.Moeller@districtgov.org	352-751-4117
District 7	Seat		Term Expires		
Daryl Klinko	1	2696 Beckett Run	2026	Daryl.Klinko@districtgov.org	248-464-0655
Judi-Ann Rutherford	2	2239 Edmonton Place	2028	Judi-Ann.Rutherford@districtgov.org	678-431-1452
Steve Lapp **	3	1286 Jebber Loop	2026	Steve.Lapp@districtgov.org	352-630-5323
Jerry Vicenti *	4	2576 Mosby Terrace	2028	Jerry.Vicenti@districtgov.org	908-705-1857
Ed Coleman	5	2726 Beckett Run	2026	Ed.Coleman@districtgov.org	352-633-3721
District 8	Seat		Term Expires		
Wayne Anderson	1	2439 Ansley Path	2028	Wayne.Anderson@districtgov.org	715-566-0791
Ray Lammes	2	2100 Dove Hollow Road	2028	Ray.Lammes@districtgov.org	585-281-2645
Larry McMurry **	3	2457 Gladiolas Court	2026	Larry.McMurry@districtgov.org	240-285-2242
Duane Johnson	4	2077 Foggybrook Loop	2026	Duane.Johnson@districtgov.org	507-421-5273
Phil Walker *	5	1971 Ethanwood Avenue	2026	Phil.Walker@districtgov.org	352-753-8618
District 9	Seat		Term Expires		
Michael Dollard **	1	1313 Zombar Place	2028	Michael.Dollard@districtgov.org	585-315-8338
Richard Talbot	2	3235 Sylewood Avenue	2028	Richard.Talbot@districtgov.org	352-633-7075
Dan Ruehl	3	3273 Derby Avenue	2028	Dan.Ruehl@districtgov.org	703-887-2643
Don Hickman *	4	2948 Cedar Grove Loop	2026	Don.Hickman@districtgov.org	352-430-1182
Steve Brown	5	1278 Quail Ct.	2026	Steve.Brown@districtgov.org	352-633-6073
District 10	Seat		Term Expires		
Mark Welzel	1	3939 Nottingham Loop	2028	Mark.Welzel@districtgov.org	352-461-0674
Jack Miller *	2	3537 Vail Court	2026	John.Miller@districtgov.org	704-280-6115
Holly Bell	3	3674 Barrel Loop	2026	Holly.Bell@districtgov.org	907-232-9586
Steve Bova	4	3563 Kimble Court	2028	Steve.Bova@districtgov.org	314-443-3529
Christine Bradshaw **	5	680 Oday Street	2026	Christine.Bradshaw@districtgov.org	352-418-7999

BOARD OF SUPERVISORS

* Chair ** Vice chair

District 11	Seat		Term Expires		
Jan Collins **	1	3069 Brinson Lane	2028	Jan.Collins@districtgov.org	813-486-1985
Jim Covert	2	3191 Burns Drive	2026	Jim.Covert@districtgov.org	321-402-8404
Patty Hoxie	3	3115 Bronson Lane	2028	Patty.Hoxie@districtgov.org	847-707-2360
Don Brozick *	4	3603 Conservation Trail	2026	Don.Brozick@districtgov.org	804-690-7343
Peter Russell	5	3637 Conservation Trail	2028	Peter.Russell@districtgov.org	603-344-6913
District 12	Seat		Term Expires		
David Robbins	1	5764 Henry Loop	2028	David.Robbins@districtgov.org	978-500-9475
Ron McMahon **	2	1852 Alton Avenue	2028	Ron.McMahon@districtgov.org	518-527-3914
Jon Roudabush *	3	5645 Atala Avenue	2026	Jon.Roudabush@districtgov.org	310-347-6980
Phil Montalvo	4	1943 Rahilly Road	2026	Phil.Montalvo@districtgov.org	217-494-1747
Dale Martin	5	5748 Castro Court	2026	Dale.Martin@districtgov.org	618-841-0979
District 13	Seat		Term Expires		
Jim Daunis **	1		2028	Jim.Daunis@districtgov.org	630-649-2800
Tom Law	2	5961 Barley Path	2026	Tom.Law@districtgov.org	412-551-6106
John Kerrigan	3	3837 Reader Path	2028	John.Kerrigan@districtgov.org	573-301-6244
Gary Frigiola	4	5842 Seymour Avenue	2026	Gary.Frigiola@districtgov.org	576-819-3002
Tina Williamson *	5	579 Nielsen Place	2028	Tina.Williamson@districtgov.org	678-517-8807
District 14	Seat		Term Expires		
Dale Borrowman *	1	3597 Kiessel Road	2026	Dale.Borrowman@districtgov.org	352-753-6668
Cynthia Troller	2	1387 Kenneth Street	2026	Cynthia.Troller@districtgov.org	352-406-4523
Cody Yoder **	3	3597 Kiessel Road	2028	Cody.Yoder@districtgov.org	352-751-3939
Darlene Stephens	4	6507 Gavanni Street	2028	Darlene.Stephens@districtgov.org	850-982-4576
Jim DeCastro	5	1873 VanBeck Circle	2028	Jim.DeCastro@districtgov.org	352-661-4343
District 15	Seat		Term Expires		
Mark Morgan	1	3571 Kiessel Road	2026	Mark.Morgan@districtgov.org	352-751-3939
Liz Rodriguez *	2	3571 Kiessel Road	2026	Liz.Rodriguez@districtgov.org	352-751-3939
Cooper Hage **	3	3571 Kiessel Road	2028	Cooper.Hage@districtgov.org	352-751-3939
Dayna Graham	4	3571 Kiessel Road	2028	Dayna.Graham@districtgov.org	352-751-3939
Al Flori	5	3571 Kiessel Road	2026	Al.Flori@districtgov.org	352-751-3939

BOARD OF SUPERVISORS

* Chair ** Vice chair

District 16	Seat		Term Expires		
Jake Andrews	1	3571 Kiessel Road	2	Jake.Andrews@districtgov.org	352-751-3939
Carolyn Pruett-Isbill *	2	3571 Kiessel Road	4	Carolyn.Pruett-isbill@districtgov.org	352-751-3939
Justin Richey	3	3571 Kiessel Road	2	Justin.Richey@districtgov.org	352-751-3939
John Brinson	4	3571 Kiessel Road	2	Johnw.Brinson@districtgov.org	352-751-3939
Bobby Davenport **	5	3571 Kiessel Road	4	Bobby.Davenport@districtgov.org	352-751-3939
VCCDD	Seat		Term Expires		
Bobby Hoopfer	1	3571 Kiessel Road	2026	Bobby.Hoopfer@districtgov.org	
IV Chandler	2	3571 Kiessel Road	2026	IV.Chandler@districtgov.org	352-753-6790
David Willis	3	3571 Kiessel Road	2028	David.Willis@districtgov.org	
Kelly Flores *	4	3571 Kiessel Road	2028	Kelly.Flores@districtgov.org	352-753-6668
Peter Evans **	5	3571 Kiessel Road	2028	Peter.Evans@districtgov.org	352-775-7884
SLCDD	Seat		Term Expires		
Joe Nisbett **	1	734 Rugby Street, Orlando	2026	Joseph.Nisbett@districtgov.org	407-421-2015
Dr. Randy McDaniel	2	251 Buffalo Trail	2026	Randy.McDaniel@districtgov.org	352-259-2350
Steve Drake	3	2073 Hartford Path	2028	Steve.Drake@districtgov.org	
Mike Berning *	4	2705 W. Torch Lake Drive	2028	Mike.Berning@districtgov.org	352-753-2270
Gerry Lachnicht	5	1060 Lake Sumter Landing	2028	Gerry.Lachnicht@districtgov.org	352-751-2199
Brownwood CDD	Seat		Term Expires		
Chad Ritch	1	3571 Kiessel Road	2028	Chad.Ritch@districtgov.org	352-753-6668
Phil Bernard	2	3571 Kiessel Road	2028	Phil.Bernard@districtgov.org	
Lester Coggins *	3	3571 Kiessel Road	2026	Lester.Coggins@districtgov.org	352-365-1470
Ken Stoff **	4	3571 Kiessel Road	2026	Ken.Stoff@districtgov.org	352-750-5152
Gerry Andrews	5	3571 Kiessel Road	2028	Gerry.Andrews@districtgov.org	352-753-2270
Eastport	Seat		Term Expires		
Heather Owen *	1	3571 Kiessel Road	2028	Heather.Owen@districtgov.org	352-751-3939
Scott Windsor	2	3571 Kiessel Road	2026	Scott.Windsor@districtgov.org	352-751-3939
Geno Jarquin **	3	3571 Kiessel Road	2028	Geno.Jarquin@districtgov.org	352-751-3939
Dave Lewis	4	3571 Kiessel Road	2026	Dave.Lewis@districtgov.org	352-751-3939
Ashley Abbott	5	3571 Kiessel Road	2026	Ashley.Abbott@districtgov.org	352-751-3939

BOARD OF SUPERVISORS

* Chair ** Vice chair

NSCUDD	Seat		Term Expires		
Nicolas Hemes **	1 - District 5	2732 Plain Ridge Loop	2028	Nicolas.Hemes@districtgov.org	386-984-7979
Lisa Johnson	2 - District 6	788 Haynesville Way	2028	Lisa.Johnson@districtgov.org	901-457-9181
Ellie Decker	3 - District 7	417 Ainsworth Circle	2026	Ellie.Decker@districtgov.org	913-530-7439
Kevin McGovern	4 - District 8	2251 Foggy Brook Loop	2026	Kevin.McGovern@districtgov.org	321-287-4676
Dan Warren	5 - District 9	3087 Bureau Path	2026	Dan.Warren@districtgov.org	352-630-4491
Richard Rademacher *	6 - District 10	3610 Quietwoods Drive	2026	Richard.Rademacher@districtgov.org	352-661-5576
Matt Friedland	7 - At Large	721 Abdella Way	2028	Matt.Friedland@districtgov.org	631-339-2739
WUDD	Seat		Term Expires		
Edna Santana-Wales	1	5664 Zebra Longwing Path	2028	Edna.Santana-Wales@districtgov.org	407-670-4153
David Fountaine	2	1185 Isabelle Place	2028	David.Fountaine@districtgov.org	716-816-9581
Bruno Falvo **	3	5686 Zebra Longwing Path	2026	Bruno.Falvo@districtgov.org	518-463-7339
Colleen Halstead	4	5718 Tatman Terrace	2026	Colleen.Halstead@districtgov.org	352-406-9055
Roger Kass *	5	5414 Alredson Terrace	2026	Roger.Kass@districgov.org	352-408-7721
VPSDDD	Seat		Term Expires		
Steve Bogle **	1	3566 Vineyard Drive	2026	Steve.Bogle@districtgov.org	515-669-2070
Chris Christopoulos Jr. *	2	4731 Wightman Circle	2026	Chris.Christopoulos@districtgov.org	603-252-0923
Dr. Kathleen Gowin	3	5874 McCranie Terrace	2026	Kathleen.Gowin@districtgov.org	813-482-2886
John Dean	4	520 Cammarano Place	2028	John.Dean@districtgov.org	207-557-0371
Dr. Maryanne Scott	5	5423 Reynolds Road	2028	Maryanne.Scott@districtgov.org	360-305-1577

Committees

Project Wide Advisory	District	
Jerry Ferlisi	5	352-391-5261
Peter Moeller - Vice Chair	6	352-751-4117
Jerry Vicenti	7	908-705-1857
Duane Johnson	8	507-421-5273
Dan Ruehl	9	703-887-2643
Steve Bova	10	314-443-3529
Don Brozick-Chair	11	804-690-7343
Jon Roudabush	12	310-347-6980
Tina Williamson	13	
Ken Stoff	BCDD	352-753-6763
Investment Advisory	District	
Bill Jenness	1	
Tom Swiers	2	352-633-2333
Dick Belles	3	
Jim Murphy	4	352- 259-1581
Walter Martin	5	352-205-7099
Linda Grzesik	6	352-751-1761
Ed Coleman	7	352-633-3721
Ray Lammes	8	
Michael Dollard	9	585-315-8338
Holly Bell	10	
Jan Collins	11	813-486-1985
Ron McMahon	12	518-527-3914
Tom Law	13	412-551-6106
Peter Evans	VCCDD	
Gerry Lachnicht -Chair	SLCDD	352-751-2199
Gerry Andrews	BCDD	352-753-2270
Dominic Berardi	NSCUDD	
Donna Kempa	AAC	
David Fountaine	WUDD	

COMMITTEES

Architectural Review	District	Alternate
Michael Miller	1	Timothy Cloidt
Ed Carroll	2	Richard Aylward
Joseph DeMayo	3	Holly Reycraft
Karl Arps	4	Todd Turpin
Kenneth Seaman	5	Vacant
Vacant	6	Herbert Andrade
Tom Hosken	7	Vacant
Joseph A. Tyborowski	8	Vacant
Daniel Warren	9	Laurie Bruner
Mark Welzel	10	Tad Stanley
Francis Baehr	LL/Lake Co.	Vacant

Amenity Authority		Term Expires		
James Vaccaro (D-1)	502 Herrera Court	2026	james.vaccaro@districtgov.org.	585-755-3151
Richard Cole (VCCDD)	1720 St. James Circle	2026	richard.cole@districtgov.org	
Richard Benson (D-2)	2119 Gerardo Avenue	2026	richard.benson@districtgov.org	352-874-0179
Donna Kempa - Chair (D-3)	1229 Northbrook Place	2028	donna.kempa@districtgov.org	716-445-4008
Don Deakin (D-4) - Vice Chair	7220 SE 172nd Hazelwood Loop	2028	don.deakin@districtgov.org	352-445-0181
Sandy Mott (LL/LC)	1227 La Paloma Place	2026	sandy.mott@districtgov.org	352-753-7856

Eastport Maintenance Advisory Committee	District
Dave Lewis	Eastport Representative
Sandy Newfang	14
Richard Benson (D-2)	15-C

Chapter 190 - Community Development Districts

Chapter 190 of the Florida Statutes is the legislative authority for community development districts. It allows large landowners the mechanism to invest the time and financial resources to undertake a large scale new community, creating a public-private partnership.

For more information on Chapter 190 scan the QR code:



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