



**MINUTES OF MEETING
SUMTER LANDING COMMUNITY
DEVELOPMENT DISTRICT**

The Meeting of the Board of Supervisors of the Sumter Landing Community Development District was held on Thursday, July 19, 2012 at 10:30 a.m. at the District Office Board Room, 1894 Laurel Manor Drive, The Villages Florida, 32162.

Board members present and constituting a quorum:

Joseph Nisbett	Vice Chairman
Randy McDaniel	Supervisor
Al Schmid	Supervisor
Terry Upton	Supervisor

Staff Present:

Janet Tutt	District Manager
Diane Tucker	Administrative Operations Manager
Archie Lowry	District Counsel
Sam Wartinbee	District Property Management Director
David Miles	Finance Director
Jennifer McQueary	District Clerk
Brittany Wilson	Executive Assistant
Candice Lovett	Staff Assistant

FIRST ORDER OF BUSINESS: Call to Order

A. Roll Call

Vice Chairman Nisbett called the meeting to order at 10:30 a.m. and stated for the record that four (4) Supervisors were present representing a quorum. Mike Berning was absent.

B. Pledge of Allegiance

Vice Chairman Nisbett led the Pledge of Allegiance.

C. First Time Meeting Attendees

The Board welcomed all those residents in attendance at a Sumter Landing Community Development District (SLCDD) Meeting for the first time.

D. Audience Comments

There were no audience comments.

SECOND ORDER OF BUSINESS: **Approval of the Minutes for the Board Meeting held on June 14, 2012 and the Budget Workshop held on May 17, 2012**

<p>On MOTION by Randy McDaniel, seconded by Terry Upton, with all in favor, the Board approved the Minutes for the Board Meeting held on June 14, 2012 and the Budget Workshop held on May 17, 2012.</p>

THIRD ORDER OF BUSINESS: **Financial Statements as of June 30, 2012**

David Miles, Finance Director, advised the cash analysis prepared on June 28, 2012 was provided for the Board's review and identifies the District's investable balances for the week held in the District's Citizens First Bank (CFB), State Board of Administration (SBA), Florida Municipal Investment Trust (FMIVT) 1-3 year bond fund and 0-2 year bond fund and the Florida Local Government Trust (FLGIT). Mr. Miles presented the Budget to Actual Statements as of June 30, 2012 reflecting 75% of the fiscal year for the SLCD funds and reviewed the following fund:

- Sumter Landing Amenities Division (SLAD): The total revenues received year-to-date are 75.90% of the budgeted revenue and the budgeted expenditures year-to-date are at 69.74%. The SLAD Fund realized an increase to net assets of 177,397 and on a year to date basis there was a positive balance of \$490,607.

CONSENT AGENDA:

Vice Chairman Nisbett advised the Board a motion to approve the Consent Agenda is a motion to approve all recommendation actions. All matters on the Consent Agenda are considered routine and no discussion will occur unless desired by a Board Supervisor.

Vice Chairman Nisbett requested Agenda Items number 4 and 7 be pulled from the Consent Agenda.

On MOTION by Al Schmid, seconded by Randy McDaniel, with all in favor, the Board approved the following items included on Consent Agenda:

FIFTH ORDER OF BUSINESS: Award of RFP #12P-019 – Landscaping Maintenance District 9 Basins to ValleyCrest Landscape Maintenance for a proposed annual contract amount of \$30,138.38 and authorized the Chairman to execute the Agreement.

SIXTH ORDER OF BUSINESS: Award of BID #12B-006 – Solar Powered Tunnel Lighting to Allsolar Service Company, Inc. in the amount of \$32,760 for nine (9) tunnels and authorized the Chairman to execute the Agreement.

EIGHTH ORDER OF BUSINESS: Approval of Renewal One to the Catering Agreement with E&B Soufull Food Enterprises, LLC D/B/A La Hacienda Catering and authorized the Chairman to execute the Agreement.

FOURTH ORDER OF BUSINESS: Award of RFP #12P-018 – Landscaping Maintenance Morse Blvd Phase V to ValleyCrest Landscape Maintenance, Inc.

Vice Chairman Nisbett requested clarification if the irrigation price provided includes installation. Sam Wartinbee, District Property Management (DPM) Director, stated the contractor has provided a per unit/installed cost for each item identified on the exhibit.

Supervisor Schmid stated Brickman is an existing landscape contractor within The Villages and inquired why the District would choose to utilize a landscape contractor not as familiar with The Villages and at a higher cost. Mr. Wartinbee stated based on existing work performed, Staff is aware of the existing landscape contractors “break points” and when contractors may have a difficult time performing to the contract specifications for the price provided. Mr. Wartinbee stated he would have personally been more comfortable awarding the contract to a contractor who provide a price in the mid-\$70,000 range; however, the Request for Proposals (RFP) are reviewed and rated by a Selection Committee who rates the contractors on pricing and proposals material submitted. Ms. Tutt stated additional inquiries were received from other Board members pertaining to this item and advised the Board the District maintains very detailed evaluations of each contractors performance level and ability.

On MOTION by Al Schmid, seconded by Randy McDaniel, with all in favor, the Board awarded RFP #12P-018 – Landscape Maintenance Morse Blvd. Phase V to ValleyCrest Landscape Maintenance for an annual contract amount of \$68,884.97 and authorized the Chairman to execute the Agreement.

SEVENTH ORDER OF BUSINESS: Approval to Amend SLCDD Landscaping Contracts to Incorporate the Replacement of Florida Friendly and Drought Tolerant Plant Material

Vice Chairman Nisbett stated he supports the District utilizing more drought tolerant plantings and inquired if the 15% increase to the contract amount is strictly for backfill material. Mr. Wartinbee stated the District has had previous contracts for the installation of drought tolerant plantings; however, the pricing provided for the plant and installation were not adequate for the contractors to complete the necessary work. The amended contract provides for more realistic costs for the planting material, inclusive of backfill, and all installation and future maintenance will now be completed by the contractor for the specific area. Vice Chairman Nisbett requested confirmation that each landscape contractor for the District has agreed to the pricing included in the exhibit. Mr. Wartinbee stated the landscape contractors have agreed to honor the pricing provided in the exhibit.

Supervisor Upton inquired if drought tolerant planting and turf are more expensive than what has been utilized historically. Mr. Wartinbee stated pricing for drought tolerant pricing is elevated slightly but the greatest challenge is finding colorful drought tolerant plant material.

On MOTION by Al Schmid, seconded by Randy McDaniel, with all in favor, the Board approved the amendment to contract agreements with Brickman, Ltd (08P-013); Commercial landscape and irrigation, Inc. (003-2006); Down to Earth Lawncare, Inc. (08P-012, 10P-033, 003-2006); Facility Resources, Inc. (08P-007), 10P-006, 09P-012); KB Lawn & Landscaping, Inc. (10B-023); Tropical Maintenance, Inc. d/b/a Mike's Maintenance (003-2006D); One Source Landscape & Golf Services, Inc. (08P-011, 12B-007, 003-2006); ProScape, Inc. (10P-006) and The Shepherd's Landscaping, LLC (003-2006B) and authorized the Chairman to execute the Amended Agreements.

NINTH ORDER OF BUSINESS: Staff Reports

Barbara Kays, Budget Director, advised following the most recent Consumer Price Index (CPI) adjustments obtained Staff will reduce the 2% CPI increase included in the SLAD proposed budget for amenity fee revenue projection to 1.5%. Ms. Kays stated utilizing the 1.5% CPI increase will decrease the estimated amenity fee revenues by approximately \$58,000. Staff will continue to analyze the CPI adjustments on a monthly basis and provide the Board with an update if necessary. Ms. Kays stated

Staff would include the 1.5% maintenance assessment increase for the final budget which will be presented to the Board at their September 13, 2012 meeting. Ms. Tutt stated Staff does not anticipate the decrease in maintenance assessment revenue will negatively impact the SLAD budget.

Supervisor Upton stated the difficulty with budgeting is attempting to anticipate what will occur in the future and requested clarification the District has adequate reserves if the CPI adjustment decreases below 1.5% following the budgeted adoption. Ms. Tutt confirmed the District has adequate reserves; additionally, Staff budgets both revenues and expenditures very conservatively.

Ms. Tutt presented the Board with the following IRS Update: "As I previously advised the Board of Supervisors, on April 26, 2012, the District's legal counsel received the new 'request of Technical Advice TEB Group 7726 Village Center Community Development District'. In response to this new submission by Area Counsel, the District revised its previous analysis and submitted it on June 26, 2012. The District's submission is attached for your review. Following this submission, the District received a response to a letter I sent to the Attorney General of the state of Florida requesting a legal opinion regarding certain issues pertaining to Community Development Districts. The Attorney General's response was subsequently submitted to Area Counsel on July 11, 2012. The information from the Attorney General is also attached for your review. We have not received any indication from Chief Counsel as to the time frame related to a response regarding the Request for Technical Advice. Should you have any questions or would like any further clarification please do not hesitate to let me know." Ms. Tutt advised this update will be posted to the www.districtgov.org website and provided to the AAC as requested.

Mr. Wartinbee advised the Board that since Tropical Storm Debbie came across Florida the hydrilla in approximately 12 retention ponds has become a major issue. The District's water maintenance contractor, Clarke Aquatics, submitted water samples and nine (9) of the ten (10) samples submitted tested positive for a resistance to the current chemical utilized. This resistance will require the District change the type of herbicide it utilizes to a more expensive chemical to address the hydrilla in the ponds. Mr. Wartinbee stated treating the ponds is going to be a challenge because the ponds are interconnected. The new application of the chemical will begin the week of July 23, 2012 and is anticipated to be a four (4) to six (6) week application process.

Vice Chairman Nisbett inquired if the District had reviewed utilizing Asian carp in the ponds as a way to address hydrilla. Mr. Wartinbee stated some of the ponds do have grass carp; however, because some of the ponds overflow into natural areas the District cannot obtain a permit for the grass carp in those area.

Supervisor Upton inquired if hydrilla is managed in Lake Sumter. Mr. Wartinbee stated Lake Sumter has not shown resistance and will be treated for hydrilla will within the next two (2) to three (3) weeks.

Vice Chairman Nisbett inquired if the recent sinkhole activity has had an impact on the District. Ms. Tutt advised District 3 has probably been impacted fiscally the greatest. Sinkholes have occurred south of CR 466; however, the impact to the Project-Wide Fund is proportionately less; which is the purpose of the Project-Wide Fund. Vice Chairman Nisbett inquired what the District's protocol is when a sinkhole develops in a resident's yard. Mr. Wartinbee stated Staff will identify what type of sinkhole exists; and, if the sinkhole is not threatening the home, advise the resident to contact their insurance company and provide the resident with names of contractors who can assist.

TENTH ORDER OF BUSINESS: District Counsel Reports

There were no District Counsel Reports.

ELEVENTH ORDER OF BUSINESS: Supervisor Comments

There were no Supervisor Comments

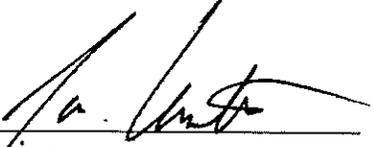
TWELFTH ORDER OF BUSINESS: Adjourn

The meeting was adjourned at 10:31 a.m.

On MOTION by Al Schmid, seconded by Terry Upton, with all in favor, the meeting was adjourned.



Janet Y. Tutt
Secretary



Mike Berning
Chairman