

The Villages®  
Community Development Districts  
District 7

November , 2016

Mark Morse  
1020 Lake Sumter Landing  
The Villages, FL 32162

Dear Mr. Morse,

The Project Wide Advisory Committee (PWAC), a committee of the Sumter Landing Community Development District, has been meeting to discuss the erosion of the Lake Sumter island embankment on Morse Boulevard. The goal and objective of the discussions and the engineering analysis performed, was to halt and prevent further erosion along the perimeter of the embankment during average conditions and identify solutions that were aesthetically pleasing that require minimal maintenance.

Based on a thorough review of the information, the PWAC approved moving forward with a rock revetment project that is estimated to cost \$1.47 million.

The Village Community Development District No. 7 (VCDD 7) is a party to the Project Wide Interlocal Agreement, and has a member that serves on the PWAC. Based on the allocation breakdown, VCDD 7 contributes 11.39 % to the Project Wide Fund for the maintenance of certain infrastructure, including the island embankment.

VCDD 7 feels that Morse Boulevard provides a direct benefit to the commercial tenants in the Lake Sumter Landing Town Square. To reduce the maintenance expense to the residents, we are requesting that The Villages of Lake-Sumter, Inc. participate in funding the rock revetment project; this specific project is maintenance related to a major transportation network that helps the commercial businesses continue to thrive and we feel your participation is appropriate.

Should you have any questions regarding this request please do not hesitate to contact me.

Sincerely,

**The Villages®**  
Community Development Districts  
District 7

November , 2016

Mark Morse  
1020 Lake Sumter Landing  
The Villages, FL 32162

Dear Mr. Morse,

The Project Wide Advisory Committee (PWAC), a committee of the Sumter Landing Community Development District, has been meeting to discuss the erosion of the Lake Sumter island embankment on Morse Boulevard. The goal and objective of the discussions and the engineering analysis performed, was to halt and prevent further erosion along the perimeter of the embankment during average conditions and identify solutions that were aesthetically pleasing that require minimal maintenance.

Based on a thorough review of the information, the PWAC approved moving forward with a rock revetment project that is estimated to cost \$1.47 million.

The Village Community Development District No. 7 (VCDD 7) is a party to the Project Wide Interlocal Agreement, and has a member that serves on the PWAC. Based on the allocation breakdown, VCDD 7 contributes 11.39 % to the Project Wide Fund for the maintenance of certain infrastructure, including the island embankment.

VCDD 7 feels that Morse Boulevard provides a direct benefit to the commercial tenants in the Lake Sumter Landing Town Square. To reduce the maintenance expense to the residents, we are requesting that The Villages of Lake-Sumter, Inc. participate in funding the rock revetment project; this specific project is maintenance related to a major transportation network that helps the commercial businesses continue to thrive and we feel your participation is appropriate.

Additionally, to gain a better understanding of the construction and life expectancy of the island embankment, we are requesting responses to the following questions;

1. In building the Morse Island and the John E. Parker N/S bridge with associated roadways in 2004, what were the FDOT standards that were adhered to for building islands/slopes for land surrounding bridge abutments and water, and how many years should it last under normal conditions?
2. Since the prevailing winds come from the NE, which means more waves, and higher waves due to Lake Sumter being shallow, did the original Engineering Study address this in the initial construction/design, and did the engineers require added or additional backfill for this area?

3. Regarding the backfill used in building the island and the NE section; did the original Engineering Study recommend or require different soil than the standard "sandy-loam" soil type found in this area of Florida to reduce or slow erosion?

4. Did the original study/design/construction recommend/require aggregate to be used to supplement sandy-loam soil if it was used? The rationale is that sandy-loam soil has a low compaction rate to other soil types and may have contributed to erosion in the NE section of the island.

Should you have any questions regarding this request please do not hesitate to contact me.

Sincerely,

# PROJECT WIDE ADVISORY COMMITTEE

DISCUSSION REGARDING  
AMENITY RESPONSIBILITIES

# Formation OF PWAC

---

- In 2003, the Sumter Landing Community Development District (SLCDD) and Village Community Development District Numbers 5, 6, 7, 8, 9 and 10 recognized that certain improvements and facilities constructed by the Community Development Districts would extend beyond the geographic boundaries of the Districts and would benefit all residents

# VHA Recommendation Becomes Reality

---

- In October 2011, The Villages Homeowners Association Administrative Board of Directors (VHA) provided *A Resolution Promulgating the Concept of a Project Wide Fund Advisory Committee* to the SLCDD Board. As a result of the presentation, staff was directed to move forward with the development of an advisory committee. Prior to providing a Resolution to the SLCDD, staff advised the SLCDD it would meet with a representative from the numbered district boards to gain input. After that meeting, a Resolution was developed that reflected both the intent of the VHA Resolution and the thoughts of the Board Supervisors who participated.

# Sumter Landing Community Development District Resolution

---

- The Resolution establishing the Project Wide Fund Advisory Committee provides for participation by the numbered districts party to the Interlocal Agreement. However, it is not a mandatory participation but rather an invitation to the Districts to participate for improved communication and decision making.

# Project Wide Advisory Committee Purpose

---

- Provide input, explore issues and provide advice and recommendations to the Board on issues related to the Board's maintenance of Project Wide Improvements.

# Project Wide Advisory Committee Duties

---

- Monitor and recommend pertinent and significant aspects of the project wide maintenance process as follows:
  - Review and recommend an annual budget to the Board, review budget to actual statements and review and recommend all capital expenditures through the budget process or outside the budget process as the need develops
  - Review and recommend contract renewals and bid and proposal awards to the Board
  - Explore significant and important issues as they arise and provide advice and recommendations to the Board
  - Perform any other duties as assigned by the Board

---

# PROJECT WIDE ADVISORY COMMITTEE

## SUCCESS

# Amenity Purchase

---

- History
- Purchase Agreement
  - To further resident involvement, the seller, VLS, and the buyer, SLCDD, in the purchase agreement provided that: ***Both Purchaser and seller believe that input by the residents on the operation and activities of the Transferred Facility will be beneficial for the community. The Purchaser and Seller agree to work cooperatively to develop such a committee comprised of residents within the Sumter Landing Service area before Closing.***
  - Both VLS and SLCDD have expressed their support and approval of using the Project Wide Activity Committee: the Committee is comprised of residents within the Sumter Landing Service Area, are elected by residents within the Districts and has been proven successful

# Sumter Landing Community Development District Purchase Status

---

- Bonds have been Priced
- Closing is November 15, 2016
- Process to establish budgets and complete implementation of changes to accommodate purchase is anticipated to take until at least the January or February meeting to complete.
- During the transition time, staff will be working diligently to incorporate contracts, hire personnel, transition contracts, etc.

# Sumter Landing Community Development District Amenities

---

- Villages of Lake Sumter, Inc. (Developer) and Sumter Landing Community Development District have agreed the Project Wide Advisory Committee has been successful in its policy, budgeting and managing of the Project Wide Fund.

# Input

---

- As with the initial Resolution, it is important to solicit input from the numbered District Supervisors regarding any differences in the Purpose and Duties of the PWAC between what is stated in the enabling Resolution and any proposed wording of the amended and restated (or new) resolution.
- It can be as simple as expanding the current Purpose and Duties to include the Amenities

# The Resolution

---

- The general wording in the Resolution establishing the PWAC is broad. The PWAC has worked diligently and effectively to accomplish the operating aspects to accomplish its purpose and duties. It would be premature at this time to address the details of operation until after the new Resolution is approved by SLCDD. It is believed and trusted that PWAC is capable of developing the necessary processes and procedures to be successful.

# Next Step

---

- The Boards were successful in the collaboration to recommend the Purpose and Duties for PWAC and input from the Boards is encouraged. It would be staff's recommendation that each board be updated at their November meeting, ask for input at their December/January meeting and staff will present a Resolution to the SLCDD in January/February depending on the input from the Boards.