

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

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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.