

Property Owners' Association of The Villages

CHAMPIONS OF RESIDENTS' RIGHTS SINCE 1975

BULLETIN



Vol. II No. VIII

June 2001

POA Calls For District Manager Election in Village-Wide Vote

The POA thinks it is time for the District Manager of the Villages, Mr. Pete Wahl, to stand for election by the residents rather than be appointed by the VCCDD supervisors.

Previous articles in the POA Bulletin have discussed the potential conflict-of-interests that could be operative on some actions by the supervisors or district manager. A problem here is that supervisors and district managers can accommodate the developer more so than the interests of the residents that they are suppose to serve.

To eliminate any potential conflicts or appearance of cronyism here, it is important for residents in The Villages to have the opportunity to vote on who should be the chief executive of our government.

The government in The Villages should derive its legitimacy from the consent of the people governed.

Does that sentence sound familiar? Especially as we approach the Fourth of July? Try reading that sentence again:

The government in The Villages should derive its legitimacy from the consent of the people governed.

We are a community of 27,000 people that pay taxes, pay maintenance, and make our lives here. This is our community. We no longer need a feudal landowner to make political decisions for us.

Unfortunately, the Chapter 190 law, which set up the CDD system under which we live, provides for the appointment of the district manager by the board of the VCCDD which in turn is appointed by the feudal landowner.

This provision of the Chapter 190 law will probably be changed sooner or later. Until then, the POA calls on the developer of The Villages to voluntarily allow the district manager to stand for election, against any

other qualified candidates, in the November, 2002, elections. All residents of The Villages would be eligible to vote. The developer could then have the VCCDD supervisors

appoint the winner to the district manager post under the current provisions of the law.

There is precedent for this approach. Communities like ours routinely elect mayors to be their chief executives. The POA thinks that CDD district managers are like town mayors in many respects. And, a sensible way to ensure that town mayors serve the best interests of town residents is to have the incumbent mayor run for election on a periodic basis.

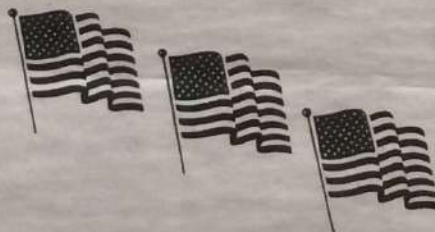
The POA thinks that an incumbent CDD district manager should stand for either a retention vote or election vote whenever any CDD supervisor election is held in the overall CDD district.

The precedents for this are that mayors are elected, elected state government officials are subject to term limits, and even state court judges are subject to periodic retention votes.

This would ensure that a CDD district manager serves the best interests of residents and also strives to be professional, accessible, friendly, responsive, and unbiased.

The POA calls on Mr. Wahl to support this POA initiative in the best interests of residents of The Villages.

-- Tom Poss --



DDAY JUNE 06

Let us remember those who gave so much, to keep us FREE!

Fly Your Flag!

God Bless America! -- SAW --

HAPPY FATHERS DAY

Remember your DAD on Fathers Day, wherever he may be.

Remember all Dads on Fathers Day.

SPORTS COMPLEX

The Lady Lake Recreational Department, is now ready (after many years) to develop it's Sports Complex.

There will be Baseball Fields - Soccer Fields etc., etc, etc..

There already is a Driving Range for Golfers, PLUS A GOLF CART PATH from THE VILLAGES for easy access. I might add that the Veterans Organization # 347 and the Lions Clubs of OBG., use the Driving Range for Fund Raising purposes. WE could have a class for young golfers. AH! But we have a PROBLEM. Some of the Residents of The Villages, don't want it, because it's to close to their houses.

KIDS make to much noise - climb the fences - balls in their yards, etc.. Put the Sports Complex at the Well Site in Sky Line (out of the way & hidden). Did I see a resident walking his DOG, along the fence line on the Sports Complex property? Could be another objection, no place to walk your DOG, when he has to relieve himself? HMMM! Why not try the Dog Park? So Lady Lake Residents come to your Town Meeting on June 4, 2001 at 7 p.m. and FIGHT FOR YOUR KIDS TO HAVE A PLACE TO USE THEIR ENERGY AND HELP TO BUILD GOOD CHARACTER AND SPORTSMANSHIP. God Bless America!!! --SAW--

FLAG DAY JUNE 14

Proud to be an American, FLY your Flag on Flag Day.

POA CLARIFIES POINT ABOUT THE CONFLICT-OF-INTERESTS OF VCCDD SUPERVISORS

In the previous issue of this Bulletin, we called for the resignation of the five VCCDD supervisors who potentially could have conflicts-of-interests. As we pointed out, these conflicts could arise because of previous relationships with the developer that could compromise the decision making of these supervisors in questions involving the developer.

Unfortunately, we got some of the biographical information wrong as we described the background of the five supervisors. Mr. Pete Wahl, District Manager, set the record straight in his weekly column in the Daily Sun.

We identified one supervisor as a part owner of the Village Trash company when in fact he is a home builder here in The Villages. We identified another supervisor as a home builder, when he is in fact employed by the developer. We thank Mr. Wahl for correcting the record and we regret our mis-statements.

However, the point we made about the ties to the developer are still valid. After making these corrections, the count is as follows:

- Three VCCDD supervisors are employed by either the developer or corporations closely related to the developer.

- The other two supervisors are home builders working in The Villages.

So, the questions are: How objective or independent are these five supervisors when they make decisions involving the developer? And, are they representing the interests of residents or the developer on any decision?

For example, when these five VCCDD supervisors decided to pay the developer \$38 million recently for a variety of facilities that were probably on the books of the developer for about \$5-\$8 million, did they have the best interests of residents or the developer in mind? Did they insist on a fair market-based appraisal of the facilities to insure that the price was reasonable? Sure, the developer wanted to use the income-appraisal approach. But, did the supervisors request an impartial, objective, arms-length appraisal to represent the best interests of the residents in this purchase transaction?

Does this at least appear to be a conflict-of-interests? Should a fair-minded person be concerned about this?

Mr. Wahl went on to cite the Chapter 190 law language that exempts certain operatives involved with CDDs from normal state conflict-of-interest regulations. It is true that this exemption exists. But, that is the problem - the law is bad - and needs to be changed on this point - this exemption needs to be eliminated - because it invites abuse.

This part of the law is analogous to having the foxes supervise the chicken coop after the foxes assert that it is no conflict-of-interests for foxes to supervise chicken coops.

Mr. Wahl goes on to explain that we all agreed to pay the monthly fee (now capped at \$105.00 per month) when we bought our property. Yes, but most of us agreed to pay this monthly fee to "maintain" The Villages, not to incur debt to purchase additional facilities. The developer has cleverly changed this language now for new buyers to read "provide" the facilities. But, the spirit of this clause (new and old) appears to refer to maintaining facilities rather than buying again the very facilities that induced us to pay more for our homes and lots when we first came here. More about this in a future issue of this Bulletin.

As a final point, we have to question why Mr. Wahl would defend the VCCDD supervisors and parrot the developer's lines when he theoretically should represent the residents of The Villages? Maybe he doesn't represent the best interests of Village residents. Maybe he should.

-- Tom Poss --

HOW TO GIVE TO YOUR POA

The more common ways you can contribute to your Property Owners' Association:

- Your unrestricted gift - we'll direct it to the greatest need,
- Your gift-in-kind (services and goods) to reduce our expenses and/or generate revenues,
- Your gift of stock, insurance, or other asset,
- Your gift of real estate or personal property,
- Your bequest and/or remembrance in your will,
- Your memorial, tribute, special occasion, and/or designated gift to our General Fund,
- Your cash donation to our Special Property Owners' Fund,
- Your donation of cake, cookies, and refreshments for members at our monthly meetings,
- Your volunteer time on special POA projects,
- Your kind words to neighbors and friends about the benefits of membership in the POA,
- Prayer support -- it is always welcome.

Whatever method you use to support your POA, please know that it will help all of us enjoy and preserve our wonderful way of life here in The Villages.

OBJECTIVES OF THE POA

OUR ACTION AGENDA

The POA is dedicated to maintaining and improving the quality of life in The Villages for the benefit of all residents. Specific objectives are as follows:

1. Change the Florida State Law, Chapter 190, that created the CDDs (Community Development Districts), to achieve the following:

- Resident approval for any spending program or purchase of facilities
- Market-based appraisal system for purchase of any facilities from the developer
- Conflict-of-Interest regulations applied to developers, lawyers, consultants, commissioners, supervisors, vendors, and other involved operatives
- Election of the District Administrator
- Competitive Bidding requirements
- Code-of-Conduct regulations
- Full disclosure for Monthly Fees and use only for the designated purpose.

2. Promote Objectivity in the news reporting function in The Villages as performed by the local newspaper, TV station, and radio station.

3. Support and Promote HB-83 and HB-93 sponsored by the Silver Hair Legislature calling for reform of the property tax and related voting system.

4. Support and Promote the efforts of CHIPS (Concerned Homeowners in Partnership, Inc.) on the issue of full disclosure and explanation of monthly fees.

5. Coordinate POA activities with any other relevant outside groups addressing homeowner rights, interests, and issues.

MISSION STATEMENT OF THE POA

WHAT THE POA STANDS FOR

The Property Owners' Association of the Villages is an independent organization devoted to the home ownership needs and interests of the residents of The Villages.

Specific attention is focused on housing, community, neighborhood, and government issues.

The POA serves Villages residents through programs of research, analysis, education, representation, advocacy, and legislative action.

The POA was founded in 1975 as an independent organization. The POA has no ties or obligations to the developer of The Villages that might compromise the POA advocacy of homeowners' rights. Membership is open to all residents of The Villages.

FLOWERS AND WEEDS

The idea of publishing a Flowers and Weeds column is a good one. However, the column cannot duck the hard issues that should be mentioned. So, the POA will address this problem with its own Flowers and Weeds column. We will not avoid the hard issues. We ask readers to submit material for future columns.

FLOWERS - To the investigative reporting team at the Orlando Sentinel for winning a journalism award. This was for its series of articles in October, 2000, that examined how Florida developers benefit from the special tax districts called Community Development Districts (CDDs), often at the expense of residents. If you want to read these nine articles, go to www.orlandosentinel.com and type CDD into the search field.

WEEDS - To the VHA for failing to support the POA calls for: first, a moratorium on further sales of facilities by the developer to the VCCDD and, second, resignations of VCCDD supervisors with possible conflicts-of-interests. Residents were recently obligated to repay another \$38 million in revenue bonds for purchase of facilities at inflated prices for which residents have no say. Apparently, the VHA has no interest in these important residents' rights issue.

WEEDS - To the developer of The Villages for extracting another \$38 million from the pockets of Village residents for facilities on which the residents had no opportunity to vote their approval.

WEEDS - To the five VCCDD supervisors who spent \$38 million of our money on purchases of facilities without our approval and then make us pay for these facilities.

FLOWERS - To the Silver Hair Legislators who met in Tallahassee with Florida state officials in early April to explain the problems with the Chapter 190 law that set up the CDDs. The reception was favorable.

WEEDS - To the Hospice of Lake & Sumter, Inc., for considering building a commercial hospice facility within the residential area of The Villages that would be open to non-residents. Although a nearby hospice facility is worthwhile, why can't hospice management and the Villages developer find any acreage outside The Villages and its residential areas for donation to the hospice?

FLOWERS - To the golf division for hosting the recent one-day golf school. That was a great idea - please do it again.

WEEDS - To the golf division for the deplorable condition of some of the executive golf courses, especially the greens on Mira Mesa, Chula Vista, Hilltop, and Sliverlake.

--Publius--

POA ASKS FOR VHA SUPPORT ON RECENT CALLS FOR CHANGES IN CHAPTER 190 LAW

The POA again calls on the VHA to support a POA initiative for changes in the Chapter 190 law that will benefit Village residents.

This is the third call for support on measures like this. The first was a call for a moratorium on VCCDD purchases of facilities from the developer. The second was a call for resignations of VCCDD supervisors who may have a conflict-of-interest on votes dealing with the developer. The third is the call in this issue of the POA Bulletin for the district manager to stand for popular election.

The VHA, through its officers as a group, or through its individual members, is asked to support these POA initiatives by making their thoughts known to the Villages developer - either by phone calls, individual letters, or formal resolution by the full VHA.

Unfortunately, the VHA has chosen to not respond to our calls for support. It appears that the VHA's cozy relationship with the developer means that it will not support these significant residents' rights issues that go against the interests, financial and otherwise, of an entrenched developer.

Is this any way to run a homeowners' organization?

Remember that the objective of a homeowners' organization should be to promote residents' rights so as to assure continuation of the wonderful life style that we all enjoy here in The Villages. It should not be the objective of a homeowners' organization to promote developer rights at the expense of residents' rights.

The POA is an advocate for residents' rights; it calls on the VHA for support on these important issues.

-- Tom Poss --

H-M-M-M- DOES PETE TALK WITH FORKED TONGUE?

In Pete's Column in the Village Sun 05/10/01, and I quote "Don't Believe All You Read or Hear as Fact" unquote.

In Paragraph 7, last paragraph I quote " You have no obligation for the payment of BONDS ISSUED BY THE DISTRICT.

In paragraph 10, last line quote " These accumulated revenues (our Amenities) are used to pay all the authorized expenses, including Debt Services of the District." unquote. What are Debt Services? Who pays for them? or are they defined as Each Districts Debt Service? HMMM.

--SAW--

THE BUDGET

I am looking over the Amended Budget of the Village Center Community Development District, held April 27, 2001. The District doesn't publish same in any of their papers so I felt the residents of the Villages should know since there are so few who take the time to attend these meetings.

Amenities Fee original budget \$12,601,454. The new Amended Budget to August September 30, 2001 - \$14,534,295. A plus of \$1,932,841. Will be received by 9/30/2001 over the original budget a year ago.

Other income \$2,817,240., original budget the Amended Budget \$2,264,756., an increase of \$547,516., received by 9/30/2001 over a original budget a year ago.

When we look at expenditures on this same amended budget salaries are going up \$250,000., Landscape \$210,000., Utility Services \$156,000., Debt Service interest \$1,526,994., just some of the Major expenses.

The total amended budget to 9/30/2001, \$18,108,463., of which \$14,534,295., comes from Amenities Fees for the year 80.26% of the income comes from OUR Amenities fees.

The Debt Service (Bonds) being paid in Principal and Interest is \$8,534,979., for the year or 47.13% of the income goes to pay off bonds.

When we consider the total income and take the Amenities fee away we have \$3,574,168., that is received to pay debt service of \$8,534,979..

Mr. Wahl states in his article that he doesn't use Amenities Fees to pay off Debt Service, where does the \$4,960,11., come from? Does it come from the sky or are we using Amenities Fees to pay same?

This figures to 34.12% of the Amenities Fees is used to pay the difference between what comes in from other fees.

If we don't use the Amenities Fees which is used to Finance the bonds to pay them off then every resident in the Villages should have this percentage deducted 34.12% from their Amenities Fees. Or the Amenities Fee should be \$68.50 for each resident. Think of this.

This is a nice place to live but every day we are being short changed. Copies of the budget are available. --Charlie--

EYE PROBLEMS

Are you having Eye Problems?

Have you had your Eyes checked lately?

Well now is a good time to do it.

Not only are you doing it for your own safety, but for the safety of others, if you drive. WHY NOT DO IT TODAY? Thank you.

--SAW--



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 P.O. 1657 LADY LAKE, FL 32159

Officers

Tom Poss	President	750-5469
Win Shook	Vice-President	753-2928
Joe Gorman	Secretary	259-0999
Charlotte Poss	Treasurer	750-5640

Directors

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Frank Renner	750-0306
Sadie Woollard	753-0615
Ralph Yohn	750-1413
Charlie Harvey	753-7294

Advertising Dept. 750-5469 or 750-5640

JUNE 20 - POA GENERAL MEMBERSHIP MEETING

Our next meeting is scheduled for Wed. June 20, 7:00 PM. Paradise Rec. Center.

Guest Speaker :
WILL BE THE SPOKESMAN FROM THE AMBULANCE SERVICE AND A REP. FROM LAKE COUNTY FIRE DEPARTMENT

Located on Griffin Road
 ROLLS AND COFFEE COME AND JOIN US---
 June 20, 2001 7 p.m.
 ALL RESIDENTS WELCOME

PROPERTY OWNERS ASSOCIATION MEMBERSHIP FORM
 P.O. BOX 1657 LADY LAKE, FLORIDA 32159

Completion of this form constitutes acknowledgement of the P.O.A. as your representative

NAME(S) _____
 ADDRESS _____
 VILLAGE/VILLA: _____
 COUNTY _____ PHONE: _____
 NEW _____ RENEWAL _____ DATE: _____

ANNUAL DUES: \$6.00

Donation: \$ _____

Due to the overhead of the Bulletin (P.O.A. Paper) any contributions above the amount of membership will be appreciated.

The P.O.A. Bulletin
 Published by the Property Owners Assoc. of the Villages of Lake/ Sumter Counties

Articles are the opinion of the writer and must be signed. Articles may be edited for length, grammar and clarity. Mail Box letters must be signed by the writer, thus, giving the Bulletin permission to print the letter with signature. These letters will be edited only for inflammatory language.

Advertising: Call 750-5469 or mail to PO Box 1657, Lady Lake, FL, 32159

THE P.O.A. HAS FORMS FOR DISCOUNTS ON PRESCRIPTIONS

PLEASE COME TO A MEETING AND PICK UP COPIES OF ALL THE INFORMATION THAT YOU WILL NEED FOR THIS SERVICE

SCHEDULED CDD MEETINGS

District - last Friday of the month.

CDD#1 - Meets on the last Friday of the month.
CDD#2 - Meets on the first Friday of the month.
CDD#3 - Meets on the first Friday of the month.
CDD#4 -

Call Pete Wahl's office for Time & Day

P.O.A. MEETINGS

Board of Directors - 7:00 PM
 1st Tuesday of the Month
 Charlie Chaplin Rm - Paradise Center
 (all POA members welcomed)

General Meeting - 7:00 PM
 3rd Wednesday of the Month
 Paradise Recreation Center
 Refreshments Served
 (ALL RESIDENTS WELCOMED)

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