



POA Bulletin



POA4US.org

JANUARY 2025

FREE COPY Issue 51.01 | Circulation 71,000



Upcoming POA General Membership Meetings

January 2, 2025 • 7 pm

Everglades Recreation Center

SPEAKER: Jerry Anderson, President SECO Energy

TOPIC: Pole Rentals, LED Lights & More

January 21, 2025 • 7 pm

Laurel Manor Recreation Center

SPEAKER: Sumter County Sheriff Pat Breedon

February 18, 2025 • 7 pm

Laurel Manor Recreation Center

SPEAKER: Debbie Selsavage

Coping With Dementia, LLC

TOPIC: Positive Approach to Care™

Donuts & Coffee will be available at the POA General Membership Meetings

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The Official POA Watch List 2025



#1 Growth – The Villages continues to be the fastest growing community in the country, with residents

wondering when/if it will ever end, and how infrastructure of both commercial and roads can keep up with the on-going residential expansion, currently occurring mainly in Wildwood.

According to the U.S. Census Bureau's statistics, The Villages MSA grew in population by 16.8% from 2020 to 2023, with more than 20,000 people moving to the Sumter County portion of The Villages in those three years. Sumter County is the 12th fastest growing county in the nation. Demographers from the Bureau of Economic and Business Researchers (BEBR) are forecasting an additional 36% growth in population in the next decade.

Growth is real and so are the challenges that come with it. With residents expected to take over the costs for maintenance as part of their annual Community Development District (CDD) maintenance costs and shared costs with the Project Wide Fund. The Project Wide Fund currently funds maintenance for shared infrastructure, signage, multi-modal paths and items listed on "Exhibit A" of the Project Wide agreement that includes CDDs 5-13, with a budget of \$120.5 million in 2024. A new Eastport Maintenance Fund and an Advisory Committee were established for districts 14 and 15.

In October 2024, the Sumter Landing

Community Development District (SLCDD) voted to move forward with the purchase of the Amenity Assets and Amenity Fees revenue stream from the Developer. The last purchase of these assets and fees that included CDDs 5-11 cost the residents \$435 million, paid for with bonds to be repaid though resident Amenity Fees.

Growth also requires additional infrastructure, including, most importantly, an expansion of Fire and EMS services. The POA advocated for the use of fire impact fees to pay for these necessary services, while the District Manager and the Villages Center Community Development District (VCCDD) quietly entered into a purchase agreement to buy the new fire stations, 47 and 48, from the Developer. ALL residents will now pay for the lease-to-own deal, again with their Amenity Fees. All of this was done without input from the newly created Villages Public Safety Department Dependent District (VPSDDD), created by Sumter County ordinance in November 2023. (See #2 on page 2.)

Add concerns about failing or aging stormwater pipes, reconstruction of amenities such as the platform tennis court in CDD 9, depressions/sinkholes, quality of multi-modal paths south of CR 44, issues of safety on all multi-modal paths, safety of golf cart/bike lanes that are incorporated on roadways, and the POA has more than enough on this one topic to keep an eye on.

Watch List continued on page 2



Mission Statement

The Property Owners’ Association, Inc. (POA) is the original property owners’ group in The Villages. Established in 1975, the POA operates with complete independence from the Developer of The Villages. Membership is open to all property owners and residents of The Villages. The POA is committed to acting as a watchdog to ensure that the Developer and local government are responsive to the needs, interests, and rights of residents.

Vision The Property Owners’ Association, Inc. (POA) is a champion for the rights of residents of The Villages. Guided by member input, investigation and determination, the POA brings attention to and acts on issues that may impact property values and quality of life.

Goals The POA provides 1) a forum for discussion of issues; 2) research and analysis; 3) programs of interest; and, 4) is a conduit for objective and accurate information. Specific attention is given to resolving housing, community and local government issues.

Values

- Independence Honesty Fairness
- Objectivity Respect

The POA Declaration of Independence

The POA is free of any outside influence. This is the only way we can assure our members of absolute autonomy to act on their behalf. From the very beginning in 1975, we recognized this need for independence, and we’ve cherished and nurtured it ever since.

The *POA Bulletin* is published monthly by the Property Owners’ Association of The Villages, Inc. Articles represent the opinion of the POA or the writer, and Letters to the POA postings represent the opinions of the writers. Care is taken to ensure that facts reported herein are true and accurate to the best knowledge of the POA and are taken from reliable sources. The POA assumes no liability for any information published, opinions expressed, or delivery to any person or location. The POA does not endorse or recommend the products or services of any advertiser or discount partner. All publication rights are reserved. Publication or reprinting of any material contained herein is by written permission only. The POA reserves the right to remove and/or discontinue any advertisement or advertiser from its *POA Bulletin* at any time at its sole discretion.

Watch List *continued from page 1*

Growth has created a vibrant local economy and amenities that are unparalleled in other retirement communities. But it should not come at the expense of adequate attention to older infrastructure and safety.



#2 Villages Public Safety Department Dependent District

The Villages Public Safety Department Dependent District (VPSDDD) was created by Sumter County ordinance in November 2023. According to the District website, “VPSDDD has the duty and authority as authorized by law and Ordinance 2023-18 to provide fire, rescue, and EMS transport service facilities, infrastructure, and other public facilities to the property owners within the established boundaries.”

The ordinance gave the VPSDDD the authority to levy and collect special assessments to construct, operate, and maintain facilities and services provided. This does not include Emergency Medical Services (EMS) or ambulance transport. Residents saw the new assessment fee on their tax bills for 2024.

However, a portion of the funding – the Municipal Service Tax Unit (MSTU – was reduced to zero when outgoing Sumter County Commissioner Oren Miller voted against the measure for a second time, after the Florida Department of Revenue told Sumter County that a new millage rate required a unanimous vote. Sumter County is disputing the directive; however, the Revenue Department has advised the Sumter County Tax Collector to issue refund checks to those who have already paid the tax.

According to the Villages Fire Chief, Brian Twiss, the impact of the lost revenue will likely delay the opening of Fire Stations 46 and 49 because they will not be able to staff them.

The POA is concerned that the VPSDDD was not brought into the discussions regarding the purchase of these fire stations and the proposed funding, as the Board members and residents were originally told they would be leased from the Developer. The cost to ALL residents may ultimately be the same, however, if this Board is

supposed to set the budget and assessments to residents, shouldn’t it be given the courtesy of being involved? The November meeting of the VPSDDD Board was cancelled.

It seems to the POA that this Board has essentially been stripped of any oversight as to how the Department will operate or be funded. The number of meetings of the board has been reduced to seven, with the next meeting scheduled for January 8 at 1:30 at Savannah Center. The Board has agreed to discuss fire impact fees at this meeting.

As The Villages continues to grow, the POA will remain firm in its opinion that new fire stations and equipment should be paid for through a fire impact fee. Growth should pay for growth, just as it does with the road impact fee.



#3 Multi-Modal Path Discussion Group (MMPDG)

POA President and CDD 4 Board Chair Cliff Wiener has continued to pursue the reactivation of the Multi-Modal Path Discussion Group (MMPDG) to keep safety issues on the paths at the forefront of discussions. The Amenity Authority Committee (AAC), and CDDs 1, 2, 4, 5, 7 and 12 have passed resolutions to participate. CDDs 6, 8, 9 and 10 did not have meetings in December to adopt the resolution and CDDs 3, 11 and 13 have decided not to engage with the group.

Cliff has specifically been a proponent of reflective markers on the paths, as opposed to the highly controversial and more expensive striping options discussed in years past. He has also expressed concerns about carts that share the roadways with cars. Just last month a serious accident occurred again on North Morse Boulevard when a golf cart driver attempted to make a left turn in front of an on-coming car.

While nothing can prevent any driver from making unsafe maneuvers, Cliff hopes that continued stepped-up enforcement promised by new Sumter County Sheriff Pat Breeden will make drivers of both cars and golf carts more aware of their responsibilities. “We already know that the speed enforcement has worked on Morse Blvd.


Watch List *continued on page 3*

HELP WANTED

Delivery Drivers Needed In The Following Areas

Route 2 • BelleAire, Glenbrook, Harmswood, Polo Ridge, Summerhill
Route 13 • Pinellas, Collier, Gilchrist

Email poa4you@gmail.com with the Route # in the subject line.



Watch List continued from page 2 and other areas, and we appreciate the Sheriff helping us out,” Cliff said. He also believes that something needs to be done about the significant danger of making left turns, especially on Morse and has asked Captain Bob Siemer to become part of the discussion group.

The MMPDG will meet on January 21 at 2 pm at Savannah Center to continue the dialogue on these safety issues.



#4 UF Health Spanish Plains Hospital (formerly The Villages Hospital) Quality Improvements and Foundation Funding

The hospital in The Villages, now known as UF Health Spanish Plains Hospital, has always been on the POA Watch List. Residents have had a litany of complaints over the years, from wait times in the Emergency Department to quality of care.

The University of Florida Health System (UF Health) took over the hospital three years ago, and under the continuing leadership and commitment of Chief Clinical Officer, Cheryl Chestnutt, the tide seems to be changing – for the better. While not yet at the ratings residents or even Ms. Chestnutt are happy with, improvements are being made and complaints are fewer.



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2nd Resident First & Last Name _____

Relation _____

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(Note: if no preference circled then **Driveway** is default, once account established, make changes at poa4us.org)

PLEASE MAKE CHECK PAYABLE TO THE POA.

Enclose a self-addressed stamped envelope for membership card(s).

MAIL TO: The POA, 8736 SE 165th Mulberry Lane PMB111, The Villages, FL 32162

Although Ms. Chestnutt said last March she hoped by Fall to be at a “B” from the healthcare rating group, The Leapfrog Group, it continued to show a “C.” The report itself shows improvement in several areas, which hopefully will be a continuing trend.

Ms. Chestnutt is scheduled to present to the POA membership again in March 2025.

Another area the POA will begin to watch is where funds contributed to the UF Health Local (Villages Hospital) Foundation are spent. Obviously, the POA believes they should be used for the benefit of The Villages local hospital, and not placed in a General Fund which can be used anywhere in the UF Health system. The POA will explore how

much has been raised locally and how those contributions have been allocated.



#5 Property Insurance

The POA has watched the burgeoning costs of coverage, the number of insurance companies that have left the State of Florida, and the continuing reports of cancelled coverages. With three hurricanes hitting Florida in 2024, the POA and residents are wondering what effects these events will have for homeowners in the coming year. The POA will report any developments in this important area as they occur.

Watch List continued on page 4

Watch List continued from page 3



#6 Morse Boulevard Safety

With a recent horrific accident involving driver error in attempting a left turn on North Morse Boulevard, Villagers are reminded of their responsibility in utilizing safe driving practices, especially on this roadway. According to the chair of the Multi-Modal Path Discussion Group, even though Morse Boulevard is not a multi-modal path, the safety concerns especially when attempting to cross or make a left turn cannot be ignored.

The POA will continue to work with the Sumter County Sheriff’s Department to find solutions and will continue efforts to remind the public to take safety seriously. ●

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Responsibility Begins with YOU! Sharing the Roads and Multi-Modal Paths Safely

The number of residents and visitors will reach an all-time high for the next several months and everyone has a responsibility to do their part to help keep safety top of mind. Whether you are walking or jogging, riding your bicycle on the multi-modal path or on the public roads, using your golf cart to go to the pool or one of the squares, safety starts with you first.

This article will help longtime residents and visitors to The Villages navigate the many roundabouts in The Villages or know how to ride your bicycle safely.

Accidents of any kind are traumatic but those that involve cars and golf carts or bicycles can cause traumatic injury or even death.

Just last month, a traumatic accident occurred on North Morse Boulevard, involving a golf cart attempting to make a left turn into the path of oncoming traffic. Everyone here shares the roads and multi-modal paths. It is up to you to pay attention to your surroundings and be on the defensive. Don't make sudden moves and signal to others what you intend to do.

Golf Cart Rules of the Road and Safety Tips

The multi-modal paths in The Villages are designated for use by non-automotive, non-vehicular traffic such as bicycles, golf carts and pedestrians.

Rules Of The Road

- As of July 1, 2023, the minimum age to drive a golf cart on public roads in Florida is 15 years old with a learner's permit, or 16 years old with a driver's license
- Drive on neighborhood streets, marked roadside lanes, and multi-modal paths
- Obey all traffic laws, signs, and signals
- Golf carts are subject to Florida's open alcoholic container laws
- Speed not to exceed 20 mph

- Use hand and turn signals
- Yield to automobiles
- Come to a full stop at stop signs
- Never enter a roundabout in a golf cart
- Golf carts are prohibited from roadways with posted speeds of 35 mph or more

Safety Tips

- Provide a seat for each person/pet
- Secure all children and pets
- Keep passengers seated in golf cart at all times
- Keep arms and legs inside golf cart at all times
- Enter traffic lane safely before turning left
- Be aware of vehicles turning right (across the golf cart lane)
- Maintain golf car according to manufacturer's recommendations
- Do not text/phone while driving
- Limit passing slower golf carts
- Pull off the path when you need to stop

In addition, the VHA offers a golf cart safety clinic. You can get more information at thevha.net.

Roundabouts and Motor Vehicle Driving in The Villages

AARP Driver Safety provides a 6-hour "Smart Driver" class multiple times each month. The January schedule is on page 9. Now is a good time to take the class. Everyone hates roundabouts, but they are a way of life here in The Villages. Please learn to use them safely! Look at the brochure on pages 6 and 7.

Cycling Safety for Riders AND Motorists

The following information was provided by the Sumter Landing Bike Club

Certified Cycling Instructors in The Villages have a 1-day safety course for Cyclists and ½ day informational course available for drivers that provides educational information as to how to interact with Cyclists. This short article can't possibly cover all the information contained in those courses so we will hit the key points.

First and foremost, under Florida Law, a bicycle is defined as a Vehicle with "All the Same Rights and Responsibilities" as any other vehicle that operates on the public roads. This key point is essential for both Cyclists and Motorists to understand. What this means, as a Cyclist, you are not just riding your bike, you are driving your vehicle. You should be "driving" that vehicle just as you should any other vehicle you own. There is a common misconception that bike riders must hug the right edge of the road. To do so is very dangerous. Why? You make yourself less visible to motorists and you encourage them to try and "squeeze by" way to close. There are many aspects of this law that we could discuss, however, the most relevant are the lane sharing rules.

Here is what many people don't know.

Under the law, any lane that is less than 14-feet wide is considered "sub-standard" and cannot be shared by any 2 vehicles at the same time. The lanes in The Villages and surrounding areas are 11-feet wide which makes them non-sharable. Why are they not sharable? It's simple math. A motor vehicle is considered to need 8-feet of space to operate and a bike a minimum of 3-feet (5 feet preferred). So, with 8 plus 3 equaling eleven, that leaves no room for a safe passing zone.

Sharing continued from page 5

Do's and Don'ts for cyclists.

- DO follow traffic rules, the same as any other vehicle
- DO, if you ride on the road, occupy your lane – be visible
- DO be predictable! Always proceed through intersections in the correct lane for your direction of travel

- DON'T go straight through an intersection from the right turn only lane.
- DON'T blow through traffic controls. Interact and negotiate your way through intersections the same as in any other vehicle.
- DON'T pass cars on the right! When you come to an intersection with cars stopped ahead of you. It can be tempting to squeeze by on the right to get to the front. Don't do it! It's

dangerous, it's illegal and it's incredibly rude! Get in line and wait your turn.

Do's and Don'ts for motorists.

- DO yield the lane when passing cyclists. While some may say, I only need to give them 3-feet, everyone who drives in Florida should be aware that "Vulnerable User" legislation that went into effect July 2021, effectively supersedes previous Move over for emergency vehicle rules and

Sharing continued on page 7



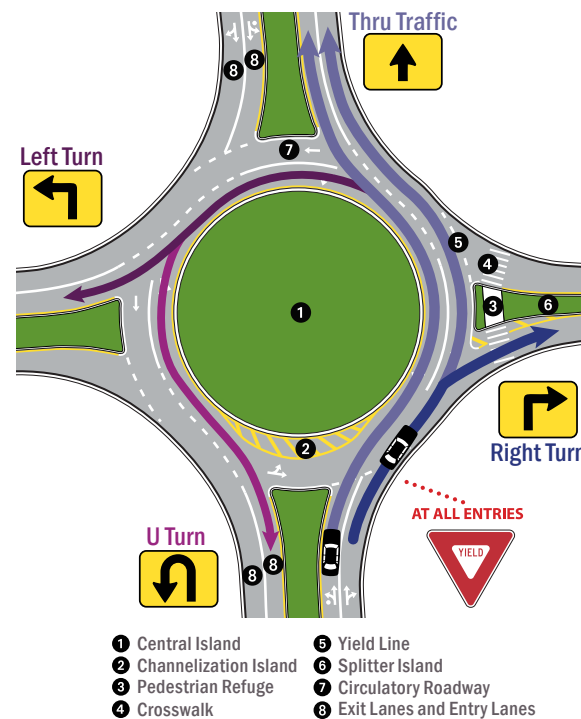
A Guide to Navigating Roundabouts in Sumter County, Florida



What is a Roundabout?

A roundabout is a circular intersection where vehicles yield at entry to traffic already within the circulatory roadway and all vehicles flow in a counter-clockwise direction around a central island.

Sumter County
Board of County Commissioners



Best Practices:

- Do not change lanes within the roundabout or as you exit
- Do not overtake other vehicles or bicyclists within the roundabout
- Be aware of other vehicles in the roundabout
- Follow pavement striping and arrows for guidance – exit roundabouts with caution
- YIELD to emergency vehicles before or after the roundabout – DO NOT STOP in the roundabout
- Give oversized vehicles extra room because they may need both lanes to maneuver
- Indicate your exit using your right-turn signal

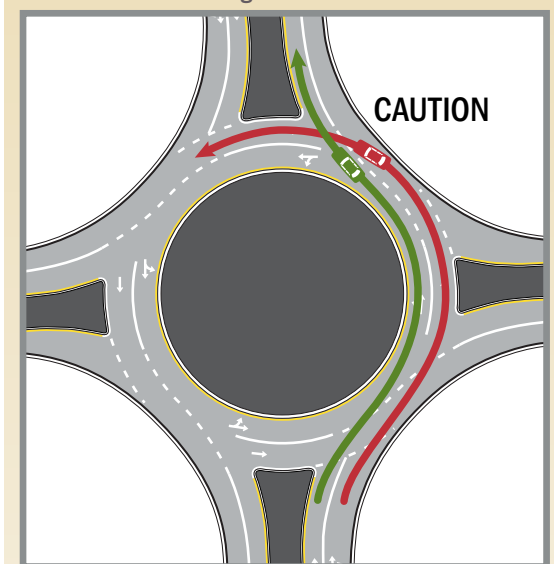
For additional information, please refer to FHWA's *Roundabouts: An Informational Guide* at www.tfhrcc.gov/safety/00068.htm

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FEBRUARY 2012

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Remember:

To avoid conflict, do not use the right-hand lane to make a left turn through the roundabout.



Approaching Roundabouts

- Reduce your speed and prepare to YIELD to all traffic in the roundabout.
- Guide signs provide guidance for approach street locations, not lane use orientation.

Choose your lane:

Approaching a two lane roundabout, make a lane choice according to the following rules:

- If you intend to exit the roundabout more than halfway around, use the LEFT-HAND lane.
- If you intend to exit the roundabout less than halfway around, use the RIGHT-HAND lane.
- If you intend to continue straight through, use either lane unless signs or markings indicate otherwise.

Navigating Roundabouts

- Move up to the entrance line and wait for a gap in traffic. DO NOT ENTER next to a vehicle in the roundabout, as that vehicle may be exiting at the next exit.
- Within the roundabout, do not stop except to avoid a collision; you have the right-of-way over entering traffic. Keep moving in a counterclockwise direction.
- **Do not change lanes in a roundabout.**
- A striped channelization island is present in several roundabouts, which reduces the circulatory roadway to one lane approaching a single-lane exit.

Sharing continued from page 6

the so called 3-foot rule. The new law requires drivers to slow down/move over for emergency vehicles, personnel, landscapers, pedestrians and yes, bicycles. Basically, anyone who is put at risk by motor vehicle traffic.

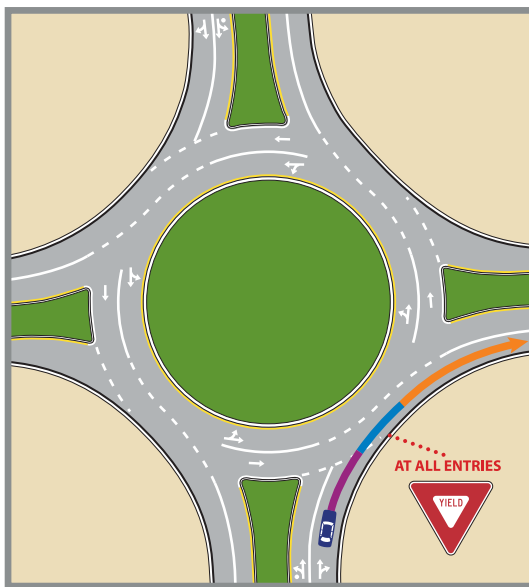
- DO follow the laws and use proper lane positions at intersections and roundabouts even if it means you may have to wait a few seconds for cyclists to clear the intersection.

- DON'T speed up to try and make a quick right turn in front of a cyclist! There is a good chance they are moving faster than you judged and you are putting people in danger to save a few seconds.

This article only scratches the surface on the topic of cycling safety. The Villages offers a multitude of cycling opportunities from roads to multi-modal paths and pedestrian/bike only paths. While there are nuances to each, you will be the safest if you remember the fundamental rule that you

are driving a vehicle. Follow the same rules as you would in any other vehicle. And don't forget your helmet. Doctors can fix almost anything you break except your brain.

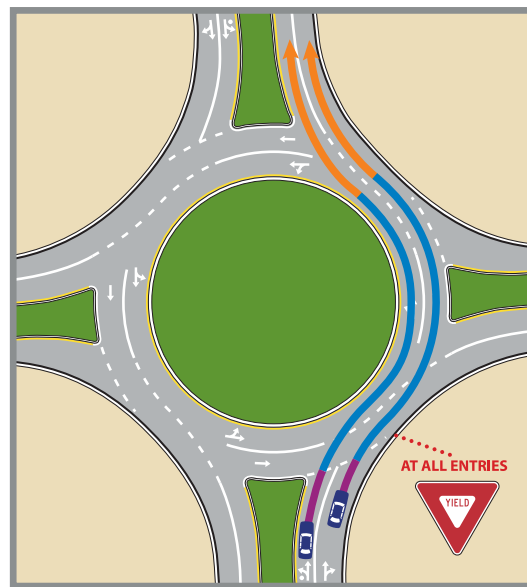
For more information, contact SLBC Safety Director at safetygov@slbikeclub.org.



Turning Right



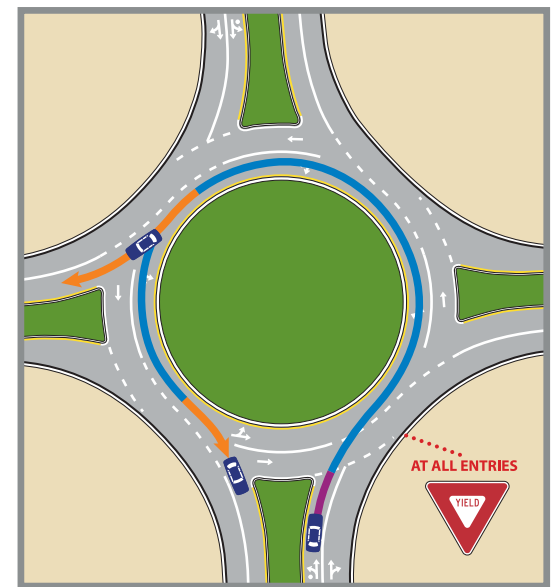
1. **APPROACHING:** Be in the right-hand lane unless otherwise marked on the roadway, and use a right-turn signal.
2. **CIRCULATING:** Keep to the right-hand (outside) lane of the roundabout and continue to use your right-turn signal through your exit. **Do not change lanes.**
3. **EXITING:** Stay in the right-hand lane as you exit the roundabout.



Going Straight Ahead



1. **APPROACHING:** You can be in either lane, unless otherwise marked on roadway or posted.
2. **CIRCULATING:** Stay to the inside of the circulatory roadway if you entered from the left-hand approach lane, or stay to the outside if you entered from the right-hand approach lane. **Do not change lanes.**
3. When you have passed the last exit before the one you want, use your right-turn signal and continue to use it through your exit.
4. **EXITING:** As you exit the roundabout, be aware of vehicles traveling on the outside of the circulatory roadway that may continue to circulate around the roundabout.

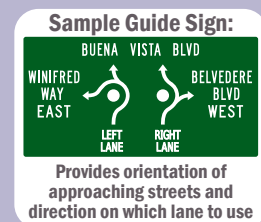


Turning Left or Making a U-Turn



1. **APPROACHING:** Be in the left-hand lane unless otherwise marked on the roadway, and use a left-turn signal.
2. **CIRCULATING:** Stay in the left-hand lane of the circulatory roadway until you are ready to exit.
3. When you have passed the last exit before the one you want, use your right-turn signal and continue to use it through your exit. **Do not change lanes.**
4. **EXITING:** As you exit the roundabout, be aware of vehicles traveling on the outside of the circulatory roadway that may continue to circulate around the roundabout.

Roundabout Signs:



Slow down when approaching a roundabout



Watch for pedestrians and golf carts



YIELD to traffic already in the roundabout



Stay to the right of the splitter island



Travel in a counterclockwise direction only.

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AARP® Driver Safety

Local presenters would be available to attend organized social / club meetings to share this information. Please contact (352) 430-1833 to arrange a presentation for your Club.

AARP Driver Safety now offers a 6 hour “Smart Driver” course for seniors; it is designed for those 50 and older. All available courses are listed at AARP.org/findacourse or call (877) 846-3299.

In The Villages, there are at least 4 classes each month. The classes are either two days, 9 AM to Noon or one day* 9 AM - 4 PM. Fee is \$20 for AARP members, \$25 for non-members. Select your class and call the instructor to register. Instructor will give instructions and time to arrive to complete registration. **Volunteers Needed! Contact Chet at 352-430-1833 or 352-348-4946.**

January 2025 Schedule						
Instructor	Phone #	Day	Date	Day	Date	Location
Chet Kowalski	352-430-1833	Tuesday	1/7/25	Wednesday	1/8/25	Colony
Wink Daniel	352-753-8563	Monday	1/20/25	Thursday	1/23/25	Savannah
Art Donnelly	631-792-2203	Tuesday	1/14/25	Friday	1/17/25	Laurel Manor
Jack Haughn	352-603-1420	Friday	1/17/25			Buffalo Crossing
Chet Kowalski	352-430-1833	Saturday	1/18/25	Saturday	1/25/25	Paradise



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In Memory of Gilbert 'Gil' Windsor



Remembering Gilbert "Gil" Windsor

Our hearts broke when we learned the news that our dear friend and POA Board member, Gilbert Windsor, passed away suddenly at home on December 2. Gilbert and his wife, Sally, moved to The Villages 15 years ago.

Gilbert was a stalwart at District and Sumter County Commission meetings, asking hard questions about how residents' money was being spent. Just last year, he made a bid for Community Development District (CDD) 7's Board of Supervisors. He was defeated by the incumbent Jerry Vicenti but remained vigilant about resident issues.

Gilbert served as the POA's Vice President, and helped organize the shredding event.

Gilbert and Sally made their home in Bonita and attended New Covenant Methodist Church. He was an avid golfer and was proud to have made a Hole-in-One.

He is survived by Sally, three sons, four grandchildren and one stepson.

Gilbert, we will miss your humor, your humility, your friendship, your hard work and dedication. God Speed until we see you again.



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In Case You Missed It...Highlights from December Meetings

AAC Wavers on Griffin Road Fence

The Amenity Authority Committee (AAC) has gone back and forth for the last several months over constructing a fence along Griffin Road in Lady Lake. There are multiple factors at issue in the debate. First, do a majority of the residents really want a fence? A vocal few have attended meetings, but a survey showed at best a lack of interest. AAC Chair Donna Kempa expressed concern that the fence would be constructed and residents who didn't want it would demand it be removed.

Ms. Kempa suggested that the two residents who want the fence conduct a survey as is done in villa neighborhoods when an improvement is requested. Those surveys require a 75% resident favorable response. It should be noted, however, that those villa improvements would be an option for every resident but in this instance the proposed fence would be imposed on all residents. While the residents were frustrated, they agreed to work with staff on the survey.

The second issue is more complex. Fences in all other parts of The Villages are considered maintenance and paid for by each individual district or the Project Wide Advisory Committee (PWAC) with maintenance, not amenity funds. Amenity Funds are intended for shared amenity facilities, such as pools and recreation centers, that are available to all Villages residents.

The problem is that the Lady Lake portion of The Villages is not a numbered district and residents there do not pay maintenance fees. Apparently, when those assets were sold to the Village Center Community Development District (VCCDD) there was no distinction between maintenance and amenities, and all expenses are paid from the Recreation Amenities Division (RAD) Fund. The sale documents, however, seem to be unclear as to what is included and what is not. Community

Development District (CDD) 1 Supervisor Patsy Oburn has suggested that the AAC seek an itemized list of amenities for which they are responsible. She noted that neither the Paradise Recreation Center and pool nor the 27/441 bridge are listed in the 1996 sale agreement.

Carpet or Vinyl for Savannah Center?

The Amenity Authority Committee (AAC) asked staff for options on Savannah floor replacement material after District Property Manager Mike Harris presented a request to replace the carpeting with Luxury Vinyl Tile (LVT). AAC member Don Deakin said he thought carpeting set the Savannah Center ambiance as a performing arts center, while vinyl would give it the feel of all other recreation centers.

The AAC asked to see samples of the proposed vinyl, as well as a cost for carpeting.

December Meetings *continued on page 13*



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December Meetings *continued from page 12*

PWAC to Spend Half of Pipe Budget on One Repair

Anticipating that emergency repairs would likely occur as they have in the past due to failed stormwater pipes or depressions, the Project Wide Advisory Committee (PWAC) budgeted \$250,000 for the current fiscal year. A naturally forming geological ground depression that formed beside the golf cart parking lot at the Seabreeze Regional Recreation Center, wiping out half of that budget with 9 months to go in the fiscal year.

District Property Management (DPM) identified the cause to be a 54” metal stormwater pipe with deterioration due to age. In a memo to PWAC, DPM director Mike Harris said that DPM must urgently repair the stormwater pipe and restore the landscaping to prevent the depression from expanding and causing further costly damage and minimize any potential safety threat to residents and guests of the Villages.

When asked the life expectancy of the new stormwater pipe, Mr. Harris said that since it will now be PVC (plastic), it should last up to 50 years. The committee recommended approval of the \$125,240.74.

Developer Again Gives No Reply on Lake Sumter Landing Funding Request

At its November meeting, the Project Wide Advisory Committee (PWAC) members asked Assistant District Manager Bruce Brown to contact the Developer to request participation in the funding for the new Lake Sumter Landing enhanced landing project, estimated at \$3 million, the answer was the same – no answer, which means no funding.

After the December meeting, in follow up communication to Mr. Brown, he provided the following explanation of financial responsibility for each portion of the Lake Sumter Landing area, including the Boardwalk area:

“The “boardwalk” itself along the waterfront (and the bulkhead) are supported and maintained by the Commercial Tenants through assessments. If you look on the attached map, “the boardwalk” is the tan area which extends from the lock area down to the Lighthouse.

The Landing, which is maintained through Project Wide (PW), is the ramp structure which leads down to the Pier, Finger Piers, and the Floating Gazebo Structure. It does NOT include the Boardwalk itself. The Ramp was closed two years ago due to it being structurally compromised from age and wear after suffering a structural failure 4 years ago and a temporary repair which has also failed. Previous repairs were temporary repairs to shore it back up, but ultimately this entire structure requires replacement. PW is responsible for the Ramp Structure and everything extending out to, and including the Gazebo, not just “the Gazebo.”

This project proposes to remove, rebuild and expand the landing by adding more piers, seating,

December Meetings *continued on page 15*



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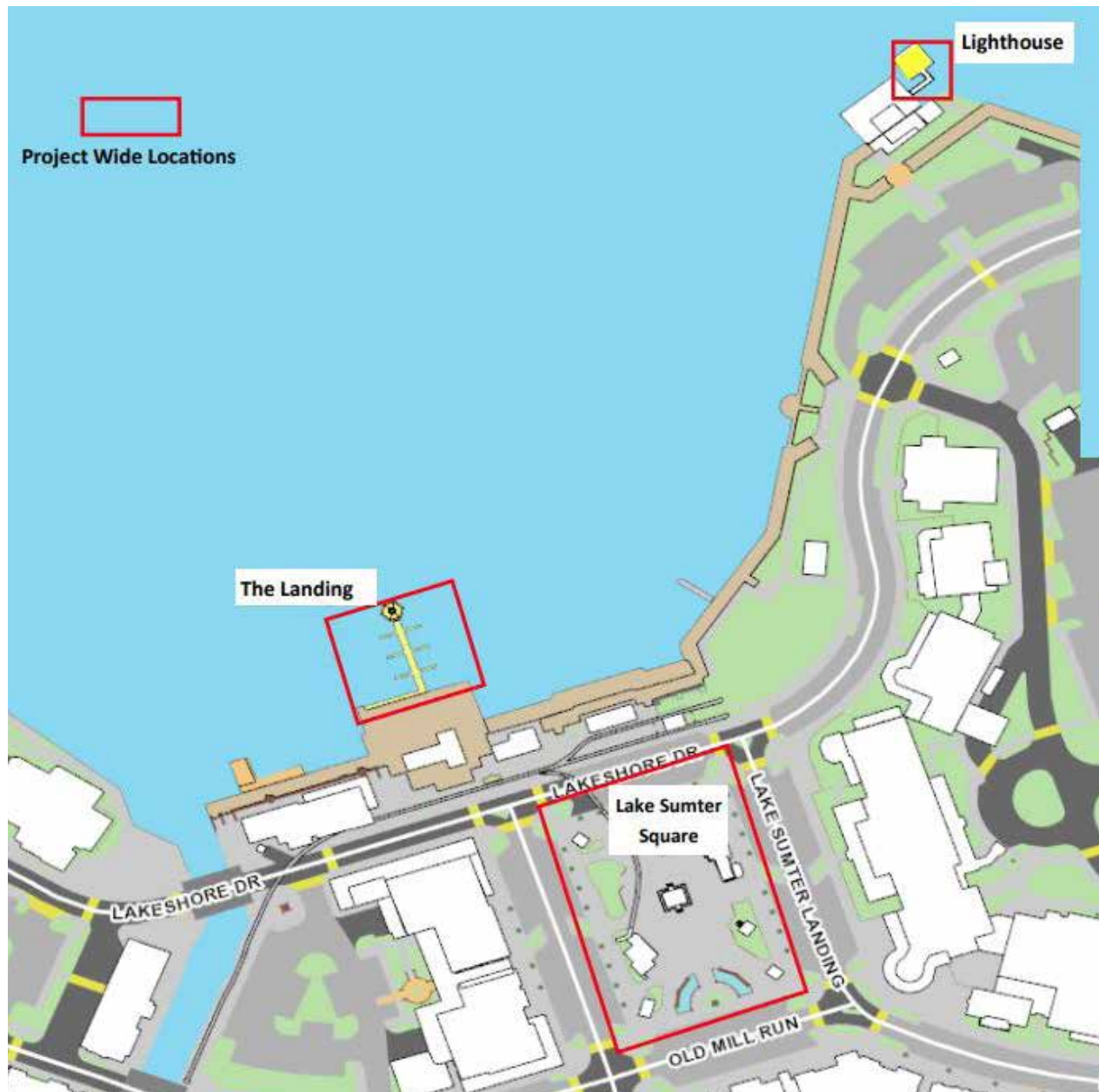


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December Meetings continued from page 13

dragon boat launch/recovery, recreational storage, kayak launch/recovery and a dock for the tour boats to moor to and would remove “The Landing” from Exhibit “A” and reclassify it as an amenity. Therefore, instead of using Resident Maintenance Funds to replace the existing Landing, it would be funded with Resident Amenity Fees. Outside of these three PW Maintained areas in LSL, the rest within the Lake Sumter Market Square are generally funded through Commercial Assessments paid by the Tenants/Businesses in Lake Sumter Landing with some exceptions for building owners (i.e. the Bank, Waterfront Inn, etc.).

The only portion that will move from Project Wide (Resident Maintenance Fees) to Amenity (Resident Amenity Fees) is “The Landing” as described previously. Replacement In-Kind of “The Landing” is estimated to be a \$2.2M project (if we rebuild and replace what was existing with Maintenance Assessment Funds). Instead of a \$2.2M Project Wide funded project, we propose to truly utilize this space as an Amenity for an approximately \$3 million project cost. If we do not move forward with the \$3M Amenity project, we will proceed with the \$2.2M Project Wide Funded project to replace “the landing” as is, using Maintenance Assessments.”



District Offices to Relocate to Brownwood

District offices currently located at Lake Sumter Landing will get a new and 20% larger home in January at 3571 Kiessel Road in Brownwood, now considered the “center” of The Villages. All departments will then be under one roof instead of spread out at different locations, providing much better efficiency and improved communication according to District Manager Kenny Blocker.

The District will maintain a presence at Lake Sumter Landing, along with customer service centers (located inside of La Hacienda Recreation Center) and 4856 S. Morse Boulevard. ●

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Spotlight on Recreation and Parks

Editor’s Note: There is so much to know about living or visiting in The Villages, so this year, The POA Bulletin will feature a Spotlight on the various departments that make The Villages such a great place to call home. This month we will feature Recreation and Parks.

Whether you call The Villages home, are a “snowbird,” or visiting family and friends, there is no place on earth like The Villages. While it takes many departments to keep the community working and looking great, when it comes to activities, look no further than the Recreation and Parks Department.

Perhaps the greatest visualization of all the Recreation Department is responsible for is shown on the map on this page.

It is hard to fathom how so much can be managed and so well maintained as the amenities continue to grow in number. This article is just the tip of the iceberg; residents should explore the Recreation and Parks section of **DistrictGov.org** to get details on how to stay active and healthy in The Villages.

Recreation Centers

- 13 Regional Complexes that offer the widest variety of amenities, including multiple gathering rooms, arts & crafts rooms, a theater, sports pools, and outdoor recreation facilities.
- 34 Village Centers which may include a large meeting room, card room, billiards hall, game room, a full-service kitchen, family pool, and outdoor facilities.
- 69 Neighborhood Areas that provide adult pools, outdoor recreation such as bocce and shuffleboard courts and a horseshoe pit.

In addition, there are five regional softball complexes, and thirteen softball leagues. According to the District website, Recreation Social Leagues are “Just for Fun” Leagues with an emphasis on socialization. Residents can play pickleball and platform tennis with their friends and neighbors and make new friends along the way. Three air gun ranges, two archery ranges and frisbee golf are also available.

Resident Lifestyle Volunteer activities provide residents the opportunity to explore many recreational activities, both passive and active. At last count there were over 3,000 “Resident Lifestyle Clubs,” offering the opportunity to meet up with others from your home state or country, card groups, mahjong, dog groups, exercise groups, air gun clubs, archery groups, ham radio groups, drone groups – you name it, there is a club or group for it. Don’t see your particular interest? You can start a group! Guidelines and a 218-page contact list for existing groups is on the website.

Recreation and Parks continued on page 17



Recreation and Parks *continued from page 16*

Who lets the dogs out? There are currently eight **dog friendly leash-free parks** in The Villages. Dog parks are fenced in play areas for both large and small dogs designed for dogs to run freely and socialize with other dogs.

These parks also have doggy amenities, water and waste stations and people amenities, benches and pleasant scenery.

Go Outside! Any time of the day or year, residents and guests in The Villages walk and bicycle in their neighborhoods, on the trails, or on the multi-modal paths. There is an extensive network of trails, parks, and pathways to provide residents and guests with numerous outdoor activities. There are sixteen parks and five walking or nature trails where you can find wildlife and breathtaking scenic views.

Camp Villages is a unique program that runs year-round, offering activities for grandparents and their visiting grandchildren, between the ages of 3-16, to enjoy together. Monthly activities and special holiday programs, along with multiple summer sessions provide something fun for kids of all ages. There are now monthly activities, December holiday week programs, Easter week, and the summer program that runs from June through August.

The Enrichment Academy (TEA) provides a robust curriculum of innovative and active programming that supports the community's growth and interests. Courses and speaker series complement the existing resident-led lifestyle and recreation services, providing even more choices for our community to enjoy. TEA started in 2017 and has continued to grow in its diversity of courses. Residents pay a fee to attend each course of lecture. Two semesters are offered each year – Fall/Winter and Summer.

John Rohan, Executive Director of the Recreation and Parks Department, oversees all these many amenities, working with District Property Management and residents to ensure that the standards of quality are maintained and enhanced. He has been with Recreation and Parks for more than 31 years.

Mr. Rohan has seen the growth in activities, different types of centers and the creation of the STARs and Camp Villages programs. He finds the most rewarding aspect of the department to be the relationship they have with the volunteers, staff and residents.

Residents can reserve just about any recreation center, courts or pavilions for their outings, something they may not be aware of.

Besides the website, residents can find information in the 64-page weekly Recreation Guide, available at every recreation center, on the District website, The Villages app, and delivered to subscribers of *The Villages Daily Sun*. A new guide comes out every Thursday. Digital Displays have been added outside the meeting rooms at

Lake Miona, Mulberry Grove and Rohan Regional Recreation Centers. These displays will be added to Laurel Manor and Eisenhower Regional Recreation Centers in the future.

The mantra for the Recreation and Parks Department is “STAY ACTIVE every day, PLAY GOLF every day, MAKE FRIENDS every day.”

And, as you often hear residents say, “It’s a great day in The Villages,” is due in large part to the caliber of amenities that are available and to the staff that guides residents through them. To Mr. Rohan, the staff and volunteers at The Villages Recreation and Parks, the POA says “Thank YOU!”

Next month *The Bulletin* will feature Golf in The Villages. ●

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9 am - 11:30 am | 1st & 3rd Wednesdays

Chula Vista Recreation Center
3 pm - 5:30 pm | 1st & 3rd Fridays

Lake Miona Recreation Center
9 am - 11:30 am | 2nd & 4th Tuesdays

Lady Lake Library
2:00 pm - 3:30 pm | 2nd & 4th Wednesdays

Leesburg Public Library
9:30 am - 11:30 am | 1st & 3rd Tuesdays

“Understanding Medicare,” a group presentation geared toward those turning 65, will be made at 1:00 pm on the 2nd Wednesday of each month at the Aviary Recreation Center.

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So Now You Need A Contract!

SENIORS VS CRIME

You have decided that you need some work done around your home. Perhaps it’s landscaping, or adding a birdcage, or adding a golf cart garage, or pavers in the driveway, or those custom closets you have always wanted.

You have done your due diligence in selecting a contractor by contacting Seniors Vs Crime (contact information at the end of this article), the Better Business Bureau (<http://centralflorida.bbb.org/Find-Business-Reviews/>) and the Florida Division of Consumer Services (<http://csapp.800helpfla.cornicpublicapp/businesssearch/asp>). Each of these resources can provide valuable information in selecting a contractor.

Now, you need to negotiate a contract with your selected contractor. But what should be in that contract? Here are some basic elements that should be in every contract:

Specifically, what work is to be done? This includes plans, blueprints or drawings; brand names (if appropriate) of any components; what specific material is to be used; how many coats of paint; etc.

When is the work to be done? This includes a start date and a date when the work is to be finished. The contract should also contain the phrase “Time is of the Essence” in order to emphasize that you expect that the work will be completed by the final date.

When and how much are you expected to pay? Generally, you should not be expected to pay anything up front (unless the contractor is going to have to order custom-made material — such as made-to-measure drapes). On small jobs, a reputable contractor should not ask you to pay in advance for the contractor to obtain standard material. On large jobs, you should expect to make “milestone” payments after specific work has been completed. But the final payment (at least 25% of the total) should not be payable until the work is completed to your satisfaction.

A statement that the contractor will provide you with a Release of Lien before you make the final payment. This ensures that all subcontractors and suppliers have been paid and they will not come after you for additional payments.

A statement that the contractor will obtain and pay for all necessary permits, licenses and fees and will obtain all necessary approvals (such as from the Architectural Review Committee [ARC], your homeowners or property association, etc.

A statement that the contractor is insured both for liability (damage to your or other’s property) and Workman’s Compensation (injuries to any workers on your property). You should ask to see his Workers Compensation Insurance Card issued by the State of Florida.

All warranties and guarantees (for equipment and work) are made by the contractor.

A statement that the work site is to be cleaned at the end of every workday and all debris is to be removed by the contractor.

Complete contact information for the contractor — including a brick-and-mortar address, land-line telephone, email address, perhaps website. Just a cell phone and a magnetic sign on the pickup truck is not sufficient.

All of this “stuff” should be signed and dated by both parties. We have a saying at Seniors vs Crime, “If it isn’t in writing, it didn’t happen!”

A reputable contractor should have no problem providing a contract with all the above elements. If your contractor objects, perhaps you need to find another contractor. ●

If you need assistance with understanding any aspects of your contract, contact your nearest Seniors vs Crime office in The Villages for advice or assistance before you sign it! Seniors vs Crime can be reached at:

Sumter Co.

(352) 689-4600, X4606
8035 E. CR 466 (Sumter Co. Sheriff’s Annex)
Monday – Wednesday • 10 am – 2 pm
Thursday • 9 am – 1 pm

Marion Co.

(352) 753-7775
8230 SE 165th Mulberry Ln.
(Marion Co. Sheriff’s Annex)
Tuesday • 10 am – 2 pm

Wildwood

(352) 775-3186
2722 Brownwood Blvd.
(Wildwood Police Department Annex
next to theater)
Tuesday – Thursday • 10 am – 1 pm

Fruitland Park

(352) 674-1882
Moyer Recreation Center • 3000 Moyer Loop
(Fruitland Park Police Substation)
Wednesday • 10 am – 2 pm



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The up-to-date list of Discount Partners can always be found on our website poa4us.org. Click 'Discount Partners' to access the list. ●

The Property Owners' Association
8736 SE 165th Mulberry Lane,
PMB 111, The Villages, 32162

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